



**TOWN OF BROOKFIELD
OFFICE OF THE PLANNING BOARD
6 Central Street
Brookfield, MA 01506**

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Minutes
Wednesday, January 30, 2008
Town Hall

BOARD OF SELECTMEN

Members Present: Bruce Clarke
Daniel Leahy
Sharon Mahoney
Mary T. O'Connell
Absent: Kermit Eaton

The meeting was called to order at 6:30 p.m.

Site Plan review for O'Clair property 11-13 Quaboag St

Mr. O'Clair and Mr. David Sadowski engineer for Mr. O'Clair were present at the meeting.

Ms. O'Connell read the Rules & Regulations Article VI on site plan approval.

Mr. Sadowski commented that he previously dropped off a revised plan showing a proposed well, septic graded, showing 2 bldg's, and fence plan, to Mr. Scannell. He presented the Board with the revised plans.

Mr. Clarke asked if the property was in a flood plain. Mr. Sadowski commented it was not, under the 100 year plan.

Mr. Leahy suggested a dry well and roof drains to eliminate run-off drainage problems. Mr. Sadowski commented drainage/catch basins need to be addressed.

Ms. O'Connell showed concern about large vehicles being kept outside, with the potential for leakage of oil and gas.

Mr. Clarke asked Mr. O'Clair if any disabled vehicles cars will be parked outside and how many. Mr. O'Clair said he currently has a towing business and he has 47 vehicles parked on his property in Auburn. Mr. O'Clair stated one of the buildings would be a garage for working on vehicles he owns. Mr. Clarke asked where these vehicles would be parked and Mr. O'Clair commented in the front of the building outside on a gravel area. Mr. O'Clair stated the property would be gated, fenced and locked. Mr. Clarke commented that the revised plans need to include lighting by the gate. Mr. Clarke stated that the highway dept needs to be informed. Mr. O'Clair stated that he currently has a permit for the driveway.

Ms. O'Connell was concerned about the parking area for the vehicles not being paved.

Ms. O'Connell suggested that Mr. O'Clair and Mr. Sadowski contact the building inspector and the Zoning Enforcement Officer for a determination as to whether this plan constitutes two business uses (one the towing business and one the used car business). If so, the applicant would have to get a Special Permit from the ZBA for two principal uses on one lot. The Conservation Commission needs to be contacted due to the wetlands on the property. Ms. O'Connell would like a written statement from the Zoning Enforcement Officer. The property had previously been used as a private landfill.

Mr. Sadowski then asked for a continuance until April 7, 2008. Ms. O'Connell suggested that the revised plans include: lighting, all paved areas, fence and gate, drainage, stormwater management plan, sign for business. Mr. O'Clair then handed the Board a written letter to extend the date. Mr. Sadowski asked to be on the agenda for the meeting on March 5th, 2008. Ms. Stawski will notify him by email as to the time.

Mr. Clarke will talk to the fire chief about fire access issues. Mr. Clarke is concerned that the property may become a salvage yard and that the board should limit the amount of cars on the property.

Other Business:

Ms. O'Connell would like to submit articles for Zoning changes for consideration at the Annual Town Meeting, one of which would be an open space/residential by law. Ms. O'Connell handed the Board members a 6 page proposed bylaw to be reviewed. This will be discussed at the February meeting. She then asked Mr. Leahy if he had anything written for the wind turbine law. He commented he is currently working on a draft. The deadline to submit articles to the Board of Selectmen is February 16th.

68 Fiskdale Road - Site inspection will be done by the state #EEA 14164 Rice Reservoir reclamation on private property for a pier/boat shed on February 1, 2008 at 1:30 pm on 68 Fiskdale Road. Ms. O'Connell, Mr. Eaton and Ms. Mahoney will attend the site visit.

Quayside Shores Condos - Mr. Clarke has asked the highway department if Brunell St, is a town road. The highway dept will research the street. Mr. Leahy commented he believes there is a time limit for a subdivision road to be presented for Town acceptance as a public way.

Minutes:

December 12, 2007: motion to approve Mr. Clarke, 2nd MS. Mahoney, All in favor.

Motion to adjourn the meeting by Ms. Mahoney at 8:05pm., 2nd by Mr. Clarke, All in favor.

Respectfully Submitted,

Diane Stawski
Clerk for the Planning Board

Minutes approved:



Date:

2/6/08