



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

Minutes
Wednesday, February 6, 2008
Town Hall

RECEIVED

MAR 10 2008

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

BOARD OF SELECTMEN

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

Mr. David Fromm, Rice Reservoir project. Did not show up for the meeting.

Old Business

Countrywood sub-division. Board is awaiting final results of inspection by engineer John Scannell. Mr. Scannell was to contact Highway Superintendent Herb Chaffee to discuss this. In addition, Mr. Clarke had asked the Highway Superintendent for a letter to be submitted to the Planning Board in November 2007 noting his opinion, but this has not been received. The Highway Department has concerns about the island in the cul-de-sac. Mr. Clarke informed Mr. Chaffee that the Planning Board had approved the plans before it was made aware of the problems of snow plowing around islands. Ms. O'Connell will follow up with Mr. Scannell and she will notify the Selectman's office when a report is received.

River Street, sign showing condos for sale. Mr. Clarke noticed that a single family residence had a sign of condos for sale. Mr. Clarke asked Mr. Simeone, Zoning Enforcement Officer, to follow up.

Minutes:

Motion to accept January 2, 2008 by Mr. Clarke, 2nd by Mr. Leahy, All in favor.

Motion to accept January 30, 2008 by Mr. Clarke, 2nd by Mr. Leahy, All in favor with Mr. Eaton abstaining.

Mr. Brian Hill, Land Planning Inc., for Mr. Mundell: Tower Hill Subdivision

Mr. Hill presented a proposal to build the road for the subdivision in phases, with Phase I presented as a 535-foot road with a turnaround at the end. Ms. O'Connell stated the Planning Board had not approved any phases in the original subdivision decision. Ms. O'Connell asked if the document had been recorded, since the Planning Board did not have a copy for their files. Mr. Mundell stated he had recorded the documents and his attorney has a copy. Mr. Hill said he would go on line and print a copy for the Planning Board. Ms. O'Connell stated the phasing may be considered an amendment to the subdivision approval, and the subdivision

process may require a public hearing for this. Mr. Hill said there are no changes to the plans in terms of drainage or layout. Ms. O'Connell commented this is a change and she would like to ask the question to Town Counsel. Ms. O'Connell would like to mail a copy of the proposal to Mr. Scannell. The Planning Board agreed to seek legal advice. Ms. O'Connell will notify Mr. Roger Mundell of the cost.

Mr. Clarence Snyder, Gay Road, Equine Business Special Permit

Mr. Snyder presented plans for boarding 15 horses, doing riding lessons and horse sales. He stated the facilities were for training horses. Mr. Tamburro, a neighbor, had concerns about manure odor. Mr. Snyder apologized and said he would make sure that he will store or spread the manure far away from the Tamburro property. A public hearing will be held March 5, 2008 at 6:45 pm. The Planning Board will review the plans. A check for the amount of \$250 was received for the special permit application fee. A list of the abutters along with a check of \$72.94 for postage to mail the hearing announcement was submitted.

Quayside Shores Condos Subdivision

Ms. O'Connell asked when the application was time dated. The application was dated Dec. 20, 2007 and stamped by the Town Clerk. The Planning Board has 65 days to hold a public hearing. The Board had been delayed in processing the application due to checks being made out in the wrong amount or to the wrong payee and due to taxes being owed on the property. These all had to be rectified before the Board could act on the application. Ms. O'Connell will contact Bertin Engineering to request that the applicant agree to a delay in the date of the hearing until March 12th or 19th.

Received two checks for Quayside Shores in the amount of \$2,000 and \$400 for legal and engineering review on February 4, 2008.

Other Business: Changes to Zoning Bylaw

Ms. O'Connell had handed out copies of a proposed Open Space Residential Development (OSRD) bylaw last month and asked the members to review and suggest changes. Mr. Leahy has reviewed the document and would like to discuss some proposed changes. The Board agreed to discuss all proposed bylaw changes in March. In addition to the OSRD bylaw, the Board will consider changes to the rear lot provision, minimum lot size, and number of multi-family dwellings allowed on one lot.

Mr. Leahy noted he was working on a zoning bylaw for Wind Turbines.

Motion to adjourn the meeting by Mr. Clarke at 8:15 p.m., 2nd by Mr. Eaton, All in favor.

Respectfully Submitted,



Diane Stawski
Clerk for the Planning Board

Minutes approved: 3/5/08