



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

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MAR 27 2008

BOARD OF SELECTMEN

Minutes
Wednesday, March 5, 2008
Town Hall

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

The meeting was called to order at 6:00 p.m.

Mr. Michael Wade, 61 George Allen Rd, W. Brookfield

Mr. Wade owns a parcel in West Brookfield with .2 acre in Brookfield. He wants to divide the property in W. Brookfield and was informed he needed to meet with the Brookfield Planning Board. Ms. O'Connell read a letter received from Donna Wentzell from the Assessors' office stating Brookfield had not been charging taxes on the property. The town had no prior record on the parcel, therefore no taxes were issued. Moving forward there will be taxes on the property. Mr. Wade had wondered why he had not received a bill. Mr. Wade will be keeping the portion in Brookfield. He presented to the Planning Board 3 copies form A's, along with a copy of the deed and plans showing the division of his land in West Brookfield. Ms. O'Connell suggested that the Board waive the fee for dividing lot.

Motion made by Mr. Clarke to waive the fee, 2nd by Ms. Mahoney. All in favor.

Old Business:

Tower Hill Subdivision: Ms. O'Connell spoke with Mr. Brian Hill of Land Planning Inc, for Mr. Mundell, informing him that the request for 12 Special Permits to allow homes to be built on the lots in the business subdivision would require 12 separate Special Permit applications. One hearing could be held, but 12 decisions would have to be written because the Permit runs with the land and is a recorded document that references the particular parcel. The proposal to phase the road construction with a temporary turnaround provided would be considered a modification of the original subdivision Certificate of Approval, and a special hearing would be required.

Quayside Shores Condos: Ms. O'Connell contacted engineer John Scannell to find out if his report had been done on the site plans and Special Permit application for the condo units. Mr. Scannell stated he would have the report by the end of the week. Mr. Leahy asked if Brunnell Street is a town road. Ms. O'Connell stated it apparently doesn't matter, since there is adequate frontage on Quaboag Street (a public way) for the use. Mr. Clarke stated that the development includes a portion in the Zone 2 Well Head Protection area, and this will need to be addressed.

Countrywood Subdivision. Ms. O'Connell contacted engineer John Scannell to find out if the final inspection of the street has taken place. Mr. Scannell stated due to the inclement weather it has not

been done. As soon as the snow is melted he will contact Highway Superintendent Herb Chaffee to do a site inspection.

Minutes:

Motion to approve minutes of February 6, 2008 by Mr. Clarke, 2nd by Mr. Leahy. All in favor, with Ms. Mahoney abstaining.

Mr. O'Clair, 11-13 Quaboag St, site plan review for towing and used car businesses

Mr. Sadowski, engineer for Mr. O'Clair, stated he had not submitted a revised plan prior to this because he was having computer problems. The Planning Board asked Mr. Simeone, Zoning Enforcement Officer, to be present at the meeting. Mr. Simeone stated that multiple uses, sales of cars, storage, towing, repairs, will need a permit from the Zoning Board of Appeals, since 2 principal uses are involved.

Ms. O'Connell noted that the plan shows parking for 7 cars for the used car sales area at the front of the lot.

Mr. O'Clair said cars will be sold, there will be towing & storage and that this was on the original application.

Mr. Clarke asked how many cars will be kept on the property? Mr. O'Clair could not answer that question, it depends on business. Mr. Clarke stated that property is surrounded by wetlands and that he is concerned that leakage from cars would easily leach into the wetlands. Mr. O'Clair stated he has 47 cars on his current property. Mr. Clarke commented that storage of damaged cars is similar to a salvage yard. Mr. O'Clair stated the town is trying to prevent him from having a business.

Ms. O'Connell stated the Zoning Bylaws do not address towing, so a Special Permit is required. Mr. O'Clair will also need to approach the Zoning Board of Appeals for a permit to have 2 businesses.

The site plan needs further clarification. Ms. O'Connell asked Mr. O'Clair to come back in April with a clear site plan for the business(es) he proposes to have.

Mr. Snyder, Gay Rd, Equine Business Special Permit: Public Hearing

Ms. O'Connell opened the public hearing at 6:50 p.m. and read the newspaper ad for it.

Mr. Tamburro, an abutter to the Snyder property, was present.

Mr. Snyder presented plans for boarding 15 horses, doing riding lessons and horse sales. He stated the facilities were for training horses.

Ms. O'Connell asked the Planning Board if they had any questions. No questions were presented.

Mr. Tamburro, an abutter, will be closest to the business and has lived there for 30 years. His concern was specifically on the handling of the manure. Mr. Snyder has addressed the problem of the storage of the manure. Mr. Snyder stated that the placement of the manure in the past was to rebuild the soil, and apologized to Mr. Tamburro for any inconvenience.

Mr. Tamburro stated that he is okay with the business.

Ms. O'Connell stated that no written testimony has been received.

Hearing closed at 7:00 pm.

The Planning Board will deliberate and a decision will be made and signed.

Ms. O'Connell asked if any members had questions, Mr. Leahy stated he feels the business is appropriate, Ms. Mahoney agreed, stating that the plans, presentation were all in place. All members present agreed.

Ms. O'Connell will draft the approval and have it ready for the next meeting March 12, 2008 for the Board's formal vote and signatures.

Mr. David Fromm: Rice Reservoir

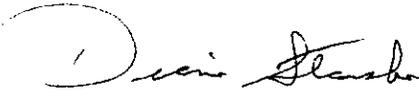
Ms. O'Connell returned two checks that were received in 2005 for a Special Permit application that was initiated but never pursued, check # 163 amount of \$123.76 for the postal, 2nd check #164 amount of \$250 for the Special Permit. Mr. Fromm changed his mind on the Special Permit at that time and will meet with the Board next month to discuss any current plans and proposals.

ZBA Workshop on Chapter 40B Affordable Housing

The Planning Board members attended the session on Chapter 40B, being presented by Town Counsel and ZBA.

The meeting was adjourned at the end of that session at 8:55 p.m.

Respectfully Submitted,



Diane Stawski
Clerk for the Planning Board

Minutes approved: 3/12/08