



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

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BOARD OF SELECTMEN

Minutes
Wednesday, March 12, 2008
Town Hall

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

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

Minutes

Motion made by Mr. Clarke, 2nd by Mr. Leahy, to approve minutes of March 5, 2008. All in favor.

Discussion of Zoning Change Proposals

A discussion followed on the open space residential development bylaw that was presented by Ms. O'Connell. Mr. Leahy feels that flag lots or an irregular lot should not be allowed. Ms. O'Connell stated she would like to see examples of irregular lots. Mr. Leahy stated that he felt it would be good to include both Rural Residential and Village zoning districts in the bylaw, not just Rural Residential. Mr. Leahy stated parking space size should be included and suggested 9' x 18'. Ms. O'Connell would like to schedule another meeting so everyone is involved. Ms. O'Connell stated she will re-write the open space residential development bylaw for further review by the board members. Other possible zoning changes will also be discussed at the next meeting.

Countrywood Subdivision

Mr. Chaffee, Highway Superintendent, was present. Ms. O'Connell informed him that Mr. Scannell will be contacting him on doing a final inspection of the road for the subdivision. Ms. O'Connell also stated she will send a letter to the Selectmen informing them that the island in the cul-de-sac had been approved by the Board when the subdivision was originally approved. The Planning Board later found out that islands can be problems when snow plowing.

Snyder Special Permit, 12 Gay Rd, Equine Business

A vote on this application will be taken at our next meeting due to lack of the required number of members eligible to vote on this permit.

Public Hearing: Quayside Shores Special Permit Application

Ms. O'Connell opened the hearing at 7:30 p.m. and read the advertisement.

Present were Mr. Scannell, the Board's consulting engineer, Bertin Engineering, Zucco Construction along with a number of abutters of the property and owners of the already-built condo units.

Ms. O'Connell then announced that we need to have 4 members present, and she will wait until 7:30 p.m. to see if one more member arrives.

When no other members arrived, Ms. O'Connell stated we will have to re-schedule the public hearing to March 19, 2008 at 7:15 p.m.

Bertin Engineering gave Mr. Scannell and the Board a revised site plan.

Ms. O'Connell closed the hearing session at 7:33 p.m.

The meeting was adjourned at 7:35 p.m.

Respectfully Submitted,

Diane Stawski

Clerk for the Planning Board

Minutes approved: 3/19/08