



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

Minutes
Wednesday, April 2, 2008
Town Hall

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

The meeting was called to order at 6:40 p.m.

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

Ms. O'Connell presented a draft Site Plan report on the O'Clair property. The report stated:

The following are the Board's comments on procedural issues:

The Zoning Enforcement Officer has stated that it is his interpretation of the Brookfield Zoning Bylaw that Mr. O'Clair would require a Special Permit from the Planning Board to operate the towing business because it is a use not listed in the Use Regulation Table. Mr. O'Clair's proposal would also require a Special Permit from the Zoning Board of Appeals under Section 4.B.1.c. of the Zoning Bylaw because he plans two separate uses (towing business and used car sales) on the same lot.

A Class II license from the Board of Selectmen is required for the used car sales.

The Board's comments on the latest site plan:

The site includes a large area of wetlands and the Massachusetts Wetland Protection Act requires the plan to include proper controls under the Stormwater Management regulations. The Board is concerned that seepage from damaged vehicles or the vehicles owned by the business could easily enter the wetlands. The design should provide more details on this issue and the Conservation Commission should be consulted early in the planning process. An Order of Conditions from the Conservation Commission should be sought by the applicant. The driveway, area in front of the large building, vehicle storage area, and used car display area should be paved and an appropriate stormwater collection system installed. A system should be provided that will collect oils or other fluids, such as an oilwater separator, within the drainage system to minimize the potential for impact to adjacent wetlands and the environment.

Mr. O'Clair was unable to provide information about how many inoperable vehicles he would store on the site at any one time. Given the severe limitations of the site in terms of usable, non-wetland area, the Board suggests that this issue be clarified and a limit on inoperable vehicles be set. The Board is concerned that without a limit set on number of cars to be stored, the site has the potential to become a salvage yard.

The site plan did not include information on a sign for the business. If the applicant intends to erect a sign, the location should be shown on the plan, as well as details of its size and illumination.

The driveway is shown as one 10-foot lane. The Fire Chief may wish to comment on the 10-foot driveway width and should also be consulted to determine whether the proposed layout and ground surfaces around the building are sufficient to support firefighting access.

More details should be provided concerning the structure for the "office" for the used car business—utility plan, foundation design, etc.

The site plan needs further clarification and details. The Board asked Mr. O'Clair to come back in April with a clearer site plan for the business(es) he proposes to operate on this site. As of this date, the Board has received no further communication from Mr. O'Clair or Mr. Sadowski.

Motion made by Ms. Mahoney, to approve and forward the report to the Building Inspector, 2nd by Mr. Clarke. All in favor.

Quayside Shores Condominium Project, Quaboag Street, Site Visit

Ms. O'Connell asked the board members to meet May 7, 2008 at 5:30pm to do a site visit for this project. A representative from Bertin Engineering and someone from the Quayside Condo Association will also be present.

Ms. O'Connell talked with the state's Natural Heritage and Endangered Species Program (NHESP) concerning whether they would do an inspection on the property since there may be endangered plants and animals. Bertin Engineering has filed a project notification with NHESP and the Board will wait for a copy of the response.

Blackwater Development, Chapter 40B

The Planning Board held a meeting on March 29, 2008 at 9:00 am in response to a request from the Board of Selectmen for comments concerning the proposed 40B development for 147 Rice Corner Road submitted by Blackwater Development. The Board decided to include in a memo to the Selectmen concerns about density, natural features, public water supply and sewage treatment plant, roadway specifications, habitat, historical features, open space preservation, survey and traffic. The Board will also suggest that a Development Impact Statement be prepared by the developer. Ms. O'Connell presented to the Board a copy of the memo which will be submitted to the Board of Selectmen.

Motion made to approve the memo and forward it to the Board of Selectmen by Ms. Mahoney, 2nd by Mr. Clarke. All in favor.

Zoning Amendments

The Board decided to hold a Public Hearing May on 7, 2008 at 6:45 p.m. on 3 proposed zoning bylaw amendments. The amendments are: 1. Delete Section 8.E. Cluster Development, and replace it with a new Section 8.E. Open Space Residential Development, which permits smaller than standard lots in the Village and Rural Residential Districts by Special Permit in certain circumstances where one condition of the granting of smaller lot size is the dedication of a portion of the parcel as permanently protected open space and defines other regulations relative to such a development; 2. Amend Sections 7.C.2. and 8.D.7 to add references to Open Space Residential Development; 3. Delete Section 8.D.3. which now allows more than one multi-family structure on a lot; and 4. Add, after the first paragraph in Section 7.A., a new paragraph concerning requirements for regularity of the shape of lots.

multi-family structure on a lot; and 4. Add, after the first paragraph in Section 7.A., a new paragraph concerning requirements for regularity of the shape of lots.

Mr. Simeone, Zoning Enforcement Officer, concerning Mundell property on Gay Rd, sharing a driveway

Mr. Mundell currently owns property that he would like to build homes on. The property currently has a driveway that he would like to extend to include multiple homes. The plan signed off by the Planning Board in 1988 states there are no provisions in the ByLaw which address common driveways. Approval of the plan was for conformance with frontage and square footage only. A copy of the letter written by Mr. Simeone, Zoning Enforcement Officer suggested that Mr. Mundell seek legal opinion from his attorney as to why the lots should be considered okay with the common driveway.

Wind Turbine draft written by Mr. Leahy

Mr. Leahy has written an 8 page draft on an article to be submitted on wind turbines. The Board was given copies of the draft. Any questions will be discussed at our next meeting. The Board thanked Mr. Leahy on converting the article on wind turbines, and will put it on the annual meeting in the fall.
Questions

Mr. Clarke Aqua Fer study in May

Mr. Clarke asked the Board if anyone would be interested in doing a natural water study, he would like a total of 3 – 5 people to discuss issues that need to be addressed. He is in charge of a committee that will work with Mass. General Law on local regulations for the town of Brookfield on the aqua fer. Ms. O'Connell volunteered to be on the committee.

Old Business:

Countrywood Subdivision final inspection of the road

Ms. O'Connell asked if there were any funds left in the account to pay for the final inspection of the road for the subdivision. Ms. Stawski will check the balance in the account with Mr. Eaton.

Decision on Special Permit: Clarence and Jane Snyder, Equine Business, 12 Gay Road

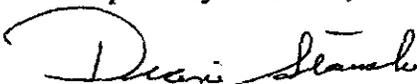
Ms. Stawski has filed the decision with the Town Clerk, notified Mr. Snyder of the decision and mailed him a copy.

Minutes:

Motion to approve the minutes March 29, 2008 by Ms. Mahoney, 2nd by Mr. Clarke, All in favor, Mr. Leahy abstained he was not present at the meeting.

Motion to adjourn the meeting at 7:40 p.m. by Mr. Clarke, 2nd by Ms. Mahoney, All in favor.

Respectfully Submitted,



Diane Stawski
Clerk for the Planning Board