



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

**Minutes
Wednesday, June 4, 2008
Town Hall**

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

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

Ms. O'Connell suggested that it would be a good idea for each Board member to have a 3 ring binder that includes the State Zoning Act (M.G.L. Chapter 40A), the state subdivision control law (Chapter 41 Sections 81K-81GG), Chapter 40B, Brookfield Planning Board Rules & Regs, Brookfield Subdivision rules & regs, and Zoning Bylaws. Ms. Stawski to contact the state for updated information.

Public Hearing on Zoning Bylaw Amendment Section 7A

The hearing was opened at 6:45 p.m. There were no residents present at the hearing, and no public comment was received. At the Town Meeting held May 9, 2008 there was confusion on the floor about the exact formula for this bylaw. Rather than submit the article that was approved, Ms. O'Connell talked to Attorney General about the concerns. It would be better to re-do the process of approving the change than to submit to the State an article that was not corrected at the Town Meeting. Ms. O'Connell read the legal ad.

The hearing was closed at 6:52 pm.

Motion made by Mr. Clarke to forward the amendment for a Town Meeting vote with the recommendation that the change be approved. 2nd by Ms. Mahoney, All in Favor.
The amendment will be put on the next Town Meeting which will be in the fall.

Mr. Loin from Bertin Engineering asked will this affect the current rear lot bylaw? Ms. O'Connell said no.

Ms. Mahoney asked if we should submit the amendment to the Citizen newspaper, stating the amendment was due to a "typing error on R Factor". Mr. Clarke stated he would like to let the people know who were concerned about the lot size measurements. Ms. O'Connell stated it passed 71 to 8. It is a good idea put it in the Citizen newspaper.

Other Business:

Ms. O'Connell asked if the Board had previously set up a special meeting to discuss the proposed bylaw on wind energy that was put together by Mr. Leahy. Ms. Stawski said no, the Board agreed to discuss only if they have time at our June 4th meeting. A special meeting to discuss the wind turbine article will be held on Wednesday July 9, 2008 at 6:30 pm.

made to the Zoning Bylaws. Ms. O'Connell gave a copy of the article to Mr. Loin, and he will contact the project attorney. The paperwork has been submitted to the Attorney General's office. The Attorney General's office has 90 days to approve. Ms. O'Connell will check with the Town Clerk to find out when it was submitted.

Mr. Loin has received a letter from the Natural Heritage program stating there are 2 endangered plants in the project area as well as bald eagle habitat (an endangered species). A copy was presented to the Planning Board.

Mr. Loin has received information from the Massachusetts Historical Commission, and it is suggested that an archeological survey be done on the property. Mr. Loin has followed up with a company from Storrs, CT associated with UConn. Mr. Eaton asked if that company is authorized by the State of Massachusetts to perform the archeological dig. Mr. Loin said yes. A copy of the consultant's proposal was given to the Planning Board. The initial cost is \$13,000 to begin the process. Mr. Eaton asked what would happen if artifacts are found? Mr. Loin commented then there would be another stage of digs, in which the state would be involved. Copies of the document were made for all the Planning Board members.

Ms. Mahoney asked what is the timing of the archeological investigation? Mr. Loin stated the consultants will document the results. The consultant's work would take about 30 days from time of notice to proceed, and Mass Historical would respond to their report within a couple of weeks.

There are legal issues that need to be resolved. Mr. Loin will contact the project attorney on the bylaw change and ask him to contact Town Counsel. The applicant will delay moving forward on the archeological work until the issue of the bylaw change is resolved.

Hearing to be continued on Wednesday, July 2, 2008 at 7:15 pm. The hearing session was adjourned at 7:55 p.m.

Other Business:

Mr. Eaton commented that the Planning Board members receive a stipend of \$500 each. He stated he feels that this should be reduced to \$400/ea and the difference be given to the Chairman. He commented that Chairman O'Connell's services to the Planning Board are outstanding. She types up all the letters and legal documents to be presented at our Town Meetings, and writes the formal decisions to be sent to owners and developers. Mr. Clarke commented that he agrees that Ms. O'Connell does an outstanding job, but he asked if she could delegate some of this work to members so they can become familiar with the format. Ms. O'Connell has copies of documents that she will forward to Ms. Stawski as models for members to review. Mr. Clarke will ask Ms. Benoit about the procedure that would be needed to change the pay rate.

Mr. Leahy will pick up information on a wind energy bylaw that was just approved in Charlton, MA.

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

Respectfully Submitted,

Diane Stawski
Clerk for the Planning Board

Minutes approved: _____

REVISED NAME CORRECTION 8/7/07