



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

Minutes  
Wednesday, July 9, 2008  
Town Hall

**RECEIVED**  
AUG 08 2008  
**BOARD OF SELECTMEN**

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

The meeting was called to order at 6:35 p.m. in the Building Inspector's office.

**Old Business:**

Ms. O'Connell said that in the matter of Quayside Shores, Pat Cantor of Town Counsel Kopelman & Paige had returned from vacation and had received and is reviewing Mr. Ed Neal's letter regarding the Zoning Bylaw changes that were voted on and approved at the Town Meeting on May 9, 2008.

**New Business:**

The Board began discussion of the wording of the proposed bylaw regulating wind turbines, using information compiled by Mr. Leahy. Ms. O'Connell thanking him on behalf of the Board for his work in pulling the information together from various sources, including existing bylaws in other towns.

The Board agreed to structure the proposed bylaw in five sections:

1. Purpose
2. Definitions
3. Development Rules and Regulations (including design and siting standards)
4. Application and Review Process
5. Conditions

It further agreed to discuss provisions for waivers of certain requirements as appropriate to each application, and/or for hiring expert assistance (such as mechanical or acoustical engineers) in determining specific information needed for any specific application deliberations.

It was also decided by consensus that the Board would write each section in the order given above, drawing from and refining the examples provided by Mr. Leahy in his documentation and adapting such wording for Brookfield's specific circumstances.

Discussion ensued about whether a distinction in the proposed bylaw between residential and commercial installations, whether conservation issues should be addressed, and maintenance guidelines should be codified into the wording. Mr. Clarke stressed that it was important that we stick to issues traditionally covered by the Planning Board and leave the burden of determining engineering and/or conservation parameters to other bodies such as the ZBA and the Conservation Commission.

The Board chose to define Section One, "Purpose," as follows:

The purpose of this regulation is to promote the safe, effective and efficient use of wind energy systems.

The Board further chose to adopt a wording suggested by Ms. O'Connell to define "structure height," and discussed a definition for "noise."

Ms. O'Connell offered to consolidate the information provided by Mr. Leahy into five sections as outlined above to facilitate future discussion, and she will provide copies of such to the Board members for future use.

The Board agreed to set a date for further discussion of this proposed bylaw during its next regularly scheduled meeting on Wednesday, August 6.

A motion to adjourn the meeting was made by Ms. Mahoney at 8:10 p.m., 2<sup>nd</sup> by Ms. O'Connell. All in favor.

Respectfully Submitted,



Sharon Mahoney  
Secretary, Planning Board

Minutes approved: 8/6/08