



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

**RECEIVED**

**DEC 18 2008**

**Minutes  
Wednesday, November 19, 2008  
Town Hall**

**BOARD OF SELECTMEN**

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

The Public Hearing Continuation on Quayside Shores was due to start at 6:00 p.m. Mr. Clarke arrived at 6:30. The attendees were informed the public hearing would start as soon as all Board members were present.

**Wind Energy Conversion Systems Bylaw**

The Planning Board is currently working on creating a wind energy bylaw.

Mr. Eaton asked what the difference is between off-grid system and grid system. Mr. Leahy stated off grid system is for personal use only, with no connection to grid system. The definition will be added.

Mr. Eaton asked what is WECS. Ms. O'Connell stated Wind Energy Conversion System. There is a definition and the acronym will be used throughout the draft.

Concerning emergency notification of the local fire department, the Board will follow up with Fire Chief and ask if he thinks this section is necessary. Once the bylaw is drafted, copies will be given to the Building Inspector, Fire Chief, electrical inspector, etc. for comment.

Mr. Eaton asked about Electromagnetic Interference-- who enforces this aspect? The Building Commissioner would be the first person to review, then perhaps the electrical inspector.

Tower Height: Mr. Clarke asked what if it needs to be over 120'? Ms. O'Connell said that in the WCF bylaw, heights can be more if it is shown that it is justified and a special permit is granted by the Board. She said this bylaw could have the same provision.

Mr. Eaton asked how the height is determined. Ms. O'Connell stated that the tower height definition says it is from existing grade to the highest point of the blade.

Mr. Eaton asked what does the cell tower bylaw say about setbacks. Ms. O'Connell stated the cell tower states setback must be at least 120% of height of the tower.

Discussion will be continued at the next meeting.

Ms. Mahoney arrived at 6:55 p.m.

**Continuation Public Hearing on Quayside Shores.**

The hearing session was opened at 6:55 p.m.

Present were Mr. Michael Loin of Bertin Engineering, Mr. Donald Zucco of Zucco Construction, Attorney Edmond Neal III representing Zucco Construction, and Mr. Cliff Fontaine representing the Quayside Shores Condo Association. Residents of the condo units and abutters of the property were present at the meeting.

Mr. Loin of Bertin Engineering presented the Planning Board with revised plans that showed light ring areas, the emergency access road, larger privacy berm adjacent to Roughan property, new

placement of trees next to Wolven property. The landscape plan has the same amount of trees being reallocated to add more privacy. Mr. Eaton asked what the "dark sky standard" meant. Mr. Loin stated that the direction of the street lights will reflect more downward, allowing less light to escape toward the night sky. This is a part of the green technology.

Mr. Eaton asked about changing existing lights on the poles, Mr. Fontaine representing the Quayside Shores Condo Assoc., replied that could be done, it would only be a matter of changing the rings.

Mr. Eaton asked the width of the road, is that 22' wide? Mr. Loin said yes.

Mr. Clarke asked about the placement of signs, since the neighbors have complained. Mr. Loin stated there will be a sign added. They are trying to work with the abutters.

Mr. Clarke commented how everyone involved with Quayside Shores have been very patient.

Mr. Eaton asked how far is the detention basin from the property line. Mr. Loin stated 30'.

Ms. Mahoney asked about maintenance plan on the pond. Mr. Loin stated that would be the responsibility of homeowner's association and that the submission to the Board included a maintenance section.

Mr. Eaton asked if the Planning Board cannot make a decision in 90 days can we ask for an extension? Ms. O'Connell said yes, but that is not very likely, since the board only needs to write a decision and then vote. Ms. O'Connell then asked for a volunteer to write the decision. Ms.

Mahoney said she would volunteer.

Mr. Neal attorney for Zucco Construction wrote a copy of a decision as an example and gave it to the Planning Board.

Ms. O'Connell then asked if any Board members had anymore questions before closing the hearing. The hearing was closed at 7:15 p.m.

Ms O'Connell reminded Board members that everyone has all have minutes from the past along with decisions on file. Ms. O'Connell believes that a vote on a decision should come after a decision document has been prepared so that members know exactly what is in the decision and agree on it. Part of the deliberation process is to review conditions and make comments. The decision document includes a number of sections (the examples show this). One of the conditions would be that an archaeological survey be completed on the property.

The Planning Board decided to review Mr. Neal's copy on a decision. Mr. Eaton asked that a copy be given to selectmen, highway, police and fire dept. Mr. Clarke feels the applicants should distribute the plans.

Mr. Eaton asked if there would be significant sound, like a jack hammer being used? The answer is yes, there is some concrete that will be broken up.

Mr. Neal attorney for Zucco Construction will email Ms. Stawski information on the lights.

Ms. Mahoney will put the decision in a format and email to the board members, so they may review before the next meeting.

#### **O'Clair Property. 13 Quaboag Street**

Mr. O'Leary, Chairman of the Conservation Commission, met with the Board. Mr. Clarke asked him about the status of the O'Clair property relative to wetlands issues Mr. O'Leary said applicant Mr. O'Clair and his attorney Mr. Berthiaume, and his engineer Mr. David Sadowski appeared at the ConCom meeting last night. Mr. O'Clair sent a notice of intent to the D.E.P. and thought the fee was erroneous. Mr. O'Clair was told his paperwork was incomplete. Mr. O'Clair wants to add another 10' of fencing along Quaboag St. Mr. Clarke asked if there are any violations of the buffer zone which restricts any work on the property within 100' of the bordering vegetated wetlands. Mr. O'Leary said the vegetation is what creates the wetlands. Mr. O'Clair has been informed that no work is to be done until full approval is given from D.E.P. Currently there is a car for sale sitting in between the fence and the street. Mr. O'Leary said that the D.E.P. was out to see the property last week.

Ms. Mahoney asked if there are plans showing where the flags on the property are located. Mr. O'Leary commented that Mr. Sadowski said flags shown on the lot were done in the year of 2002 & 2005.

**Other Business:**

Ms. O'Connell has submitted the budget for 2010. While most of the budget is level-funded, she has asked to raise the salary of the clerk. The increase from FY09 would be about \$300.

Motion to adjourn the meeting by Mr. Clarke at 8:35 p.m., 2<sup>nd</sup> by Mr. Leahy. All in favor.

Respectfully Submitted,

Diane Stawski  
Clerk for the Planning Board

Minutes approved: 12/17/08