



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

RECEIVED

DEC 16 2008

BOARD OF SELECTMEN

Minutes
December 3, 2008
Town Hall

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

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

James Dolan. 64 South Maple St

Mr. Dolan has a portable sawmill that he uses to split logs. He has received state certification for the operation and now seeks a Special Permit from the Planning Board pursuant to Zoning Bylaw Section 4. District and Use Regulations, § D. Use Regulation Table 6. b. and Section 8. Special Regulations, § A. Logging and Sawmills. Mr. Clarke asked how much is it going to be used? Mr. Dolan commented he splits wood. Ms. O'Connell informed Mr. Dolan of the procedures required for a Special Permit and he was given information to use as a reference for the steps he needs to take. Ms. O'Connell noted that once he submits all required information, a hearing can be scheduled.

Master Plan Committee

Bill Simpson stopped in to inform the Board about the time line the Master Plan Committee is following. CMRPC is working with the Committee. To date the Committee has about half the cost of the Master Plan covered with town funds and grants and they are currently seeking grants to cover the remaining cost. The Committee would like the Planning Board to review each section of the plan. The next public forum will be held Wednesday December 10, 2008 at 6:30 p.m. The topic will be the economic development section of the Master Plan.

Public Hearing. Tower Hill Subdivision Modification.

The hearing was opened at 7:00 p.m. No abutters or other members of the public were present. Mr. Norman Hill of Land Planning Engineer representing Mr. Mundell was present. Ms. O'Connell asked Mr. Hill to review the items being modified, including the project phasing. Mr. Hill stated Phase I would be only the front two lots. Phase II would include 4 more lots and the detention basin and a temporary cul-de-sac would be created. Phase III would be the development of the remainder of the road and the development of the remaining 9 undeveloped lots (one lot is already Mr. Mundell, Jr.'s home and one is the site for a cell tower. Ms. O'Connell asked the board members had any questions for Mr. Hill, response was no. Hearing closed at 7:25 pm.

Ms. O'Connell stated the decision on the modification will need to be recorded within 30 days of being signed with final copies (3) to be given to the Planning Board.

Ms. O'Connell reviewed the decision of February 2008 and the Covenant from 2007. Mr. Mundell Jr, will check to see if his attorney will need to process since the first one was done by their attorney. A

revised covenant needs to match the revised plans. Ms. O'Connell stated in modifying an existing decision, simple amendment document could be done that referenced the original decision and noted the changes. The Board would have to consider the request for a waiver on how many lots could be served by the dead end road since more lots were added. Mr. Clarke and Mr. Leahy agreed the phasing plan is reasonable. Ms. O'Connell asked if anyone has any issues or concerns? The new amendment will need to be presented to the Town Counsel for legal review at the cost to Mr. Mundell Jr. Once the cost is known, Ms. Stawski will phone Mr. Mundell with the information.

Mr. O'Clair. 13 Quaboag Street. Special Permit Application.

Mr. Blaise Berthiaume, attorney, appeared with Mr. O'Clair and filed with the Planning Board Special Permit Application and a Site Plan Review application. They are also filing for a Special Permit for multiple uses with the Zoning Board of Appeals. Ms. O'Connell stated that the Conservation Committee has issued a letter to cease & desist any movement of dirt. Mr. O'Clair said that he isn't doing anything more at this point. The DEP has not approved anything. As for filing the paperwork it is all being done simultaneously. A check for the amount of \$325.00 was received by the Planning Board, \$250 for the special permit fee, and \$75 for site plan review.

Mr. O'Clair stated that his engineer Mr. Sadowski has given or will give Mr. Scannell, Planning Board Consulting Engineer, copies of the site plan. Ms. O'Connell will contact Mr. Scannell for the estimated cost on reviewing the plans. Ms. Stawski will notify Mr. O'Clair of the fee. Mr. O'Clair was informed a separate check will be needed for the Postmaster to mail certified letters to the abutters. Mr. Berthiaume was informed that the certified mailing must be completely prepared except for the hearing announcement itself, which the Planning Board prepares. Tentative hearing date is January 7, 2009 7:30 p.m., a short time line due to the holidays. The date may be need to be extended unless all monies have been paid and paperwork submitted.

Minutes.

Need to approve Sept.3, October 1, October 29, November 5, November 19. This will be carried over to the next meeting of December 17, 2008. The main item on the December 17th meeting will be review of the decision draft for Quayside Shores.

Old Business: Mr. Powers left a voice message stating he will be doing minor changes on the mylar for the ANR lot. He is scheduled for our next meeting December 17, 2008.

Respectfully Submitted,

Diane Stawski Clerk for the Planning Board

Minutes approved: 12/17/08