



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

Minutes
Wednesday, December 17, 2008
Town Hall

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

Meeting opened at 6:35 p.m.

Ms. O'Connell asked Ms. Stawski to inform the Conservation Commission they may pass a regulation that allows them to have applicants pay for the cost of an outside consultant to review applications submitted to them. They would only have to approve such a regulation at one of their regular meetings—no public hearing required to approve it. Ms. O'Connell will get sample wording for such a regulation should they wish to adopt one.

Mr. King: modification to an ANR lot on Rice Corner Rd.

Mr. King presented the Board with plans to expand one lot. Ms. O'Connell asked if anyone had any questions. Mr. Clarke asked if the property was owned by the same person, Mr. King replied yes. Motion made by Mr. Eaton to accept the plans as submitted, 2nd by Mr. Clarke,. All in favor, with Ms. Mahoney abstaining since she arrived late at the meeting. A check in the amount of \$50 was received.

Deliberation on Quayside Shores

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 and another a resident of Quayside Shores.

The deliberation was not open to the public for discussion since the hearing was closed. Noted there were comments from Mr. Loin of Bertin Engineering, and Ms. O'Connell informed him this was not an open discussion.

Ms. Mahoney had agreed to write the decision draft document for Quayside Shores. Ms. Mahoney presented the Board members copies of the document. Ms. Mahoney asked that the dates be confirmed for all the hearing sessions. The Planning Board reviewed the document and made several fairly minor changes.

Mr. Clarke stated that Ms. Mahoney did an excellent job on writing the decision, and all the Board members agreed and thanked Ms. Mahoney for her effort.

Ms. O'Connell suggested that the document with changes incorporated be reviewed at the next meeting on January 7, 2009. The changes will need to be submitted to Town Counsel for review.

The Planning Board has informed Mr. Zucco that the cost for legal review is approximately \$800 and the funds need to be paid before the decision can be submitted to Town Counsel. The Planning Board has 90 days from the close of the hearing to file the decision with the Town Clerk.

Once the legal review funds are submitted, Ms. Mahoney will send Town Counsel a copy of the draft for comments.

Master Plan Committee Zoning Issues

Mr. William Simpson from the Master Plan Committee asked the Planning Board if there are any zoning issues that need to be brought forward. Ms. O'Connell stated everything was in the bylaws. Mr. Tim Simon from the Conservation Committee asked if there was a book in print. Ms. Mahoney stated she has an original dated May 1988. Mr. Simon borrowed this copy so that he can make a copy. Ms. O'Connell asked that the Master Plan process include having new zoning maps to be printed, since the maps now being used are dated 1988. New maps would be more precise and could be color-coded. Mr. Simpson stated that could be part of the Master Plan.

Other Business:

Ms. O'Connell asked Mr. Leahy if he could review the Subdivision Bylaw ANR requirements to see if he would suggest that any other information be included on the plans, such as clear delineation of zoning districts, etc. The Board will also consider requiring a lot regularity calculation to be shown on any ANR plan. New requirements for ANR plans can be adopted as part of the Subdivision Rules and Regulations, with a public hearing required, but no Town Meeting vote needed (just a Planning Board vote).

Approve Minutes:

August 12, 2008. Motion to approve Mr. Clarke, 2nd Mr. Eaton. All in favor.

Sept. 3, 2008. Motion to approve Mr. Clarke, 2nd Mr. Eaton. All in favor.

Oct. 1, 2008. Motion to approve Mr. Clarke, 2nd Mr. Eaton. All in favor, with Ms. Mahoney abstaining not present at the meeting.

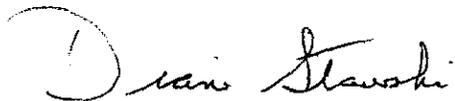
Nov. 19, 2008. Motion to approve Mr. Clarke, 2nd Ms. Mahoney. All in favor.

Dec. 3, 2008. Motion to approve Ms. Mahoney, 2nd Mr. Leahy. All in favor with Mr. Eaton abstaining because he was not present at the meeting.

Next meeting on January 7, 2009 at 6:30 pm.

Meeting adjourned at 8:55 pm.

Respectfully Submitted,



Diane Stawski
Clerk for the Planning Board

Minutes approved: 1/7/09