



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

Minutes
Wednesday, December 2, 2009
Town Hall

RECEIVED
JAN 07 2010
BOARD OF SELECTMEN

Members Present: Kris Casucci
Bruce Clarke
Clifford Fontaine
Daniel Leahy
Sharon Mahoney

Mr. Leahy opened the meeting at 6:30 pm

Mr. Leahy informed the Planning Board he, Ms. Mahoney and Mr. Fontaine attended the joint meeting with the Conservation Committee on November 12 on concerns with flood plain issues. Mr. Mickey Marcus from the Massachusetts Association Conservation Commission was the instructor. He distributed copies on Title V septic systems in flood plain. A slide presentation included showing the flood plain, along with information on vernal pools. Flood Plain maps were given to the Conservation Commission and Mr. Leahy was given maps so the Planning Board now has an exact map of the 100 yr Flood Plain. Mr. Leahy informed the Board members that concerns of the Conservation Commission are of the compensatory regulations. It is of major concern when any work in a flood plain is done, removing soil this creates major problems.

Ms. Mahoney stated the applicant may contest the decision of the Conservation Commission.

Mr. Clarke stated any septic systems being done should have the information needed by the surveyor and the flood plain should be marked. The Board of Health should be involved along with the Conservation Commission.

The meeting lasted two hours and was very informative.

Correspondence:

The Board of Selectmen requested a letter from all the Boards, asking for an inventory of items used specifically by the Planning Board and if any capital purchases were planned for 2010. Ms. Stawski sent a letter 12/1, stating the inventory on hand, and no capital purchases would be made this year.

Mr. Leahy received approval from the Attorney General on Articles 31: Delete Section 4.B.6. (concerning inoperable and unregistered vehicles) Article 32: Add Section 12.C.16 to establish the position of Associate Member of the Planning Board.

Received copy of letter sent by Mr. Gary Simeone Zoning Enforcement Officer to Elm Hill on Nov. 14, 2009. The letter requested describing the organizational structure and multiple businesses at present and future plans.

Response to the letter was received Dec.2, 2009 from the Blanchard Means Foundation to Mr. Simeone was read. The Planning Board feels the concerns were not addressed. Concerns are parking, traffic, noise and scenic road. Mr. Leahy will type a letter asking Ms. Bonita J. Keefe-Layden, Chief Executive Officer of the Blanchard Means to attend our meeting in February, 2010. Mailing address: POB 28, Strubridge, Ma 01566. Discussion followed as to how the Planning Board would like to inform the neighbors so they may attend the forum. One suggestion was to put a brief statement in the Citizen. Another suggestion was to mail a letter to the neighbors.

Kopelman & Paige letter on special permit and Phased Developments

Under M.G.L. c40A §9, every municipality is required to enact a by-law or ordinance on a special permit will lapse within a specified period of time, not more than two years.

A recommendation that all special permit granting authorities consider including a condition in each special permit expressly providing that the special permit will lapse if development is not begun, constructed according to a set schedule or complete by a specific date.

Minutes:

Motion made by Ms. Casucci to accept the minutes Nov.4,2009 with changes, 2nd by Mr. Fontaine, All in Favor.

Mr. Hammond special permit on 6 Lincoln St., Ext for business

6:30 pm

Mr. Hammond phoned the Planning Board asking for the application for a special permit. Ms. Stawski sent a letter on Nov.27 to Mr. Hammond with the information required along with the forms. Mr. Hammond was asked to attend the meeting. There may have been a delay with the mail and not enough time for Mr. Hammond to get ready for the meeting since he was not present.

Old Business:

Mr. Correia White's Landing Fiskdale Road continuation sp. Permit: A letter was received from Mr. Correia asking for a 90 day extension. **The extension will end on Tues Feb 2,2010.**

Ms. Mahoney asked the Board members how they felt on having Zoning on putting up shrines on the side of the road would anyone make a motion to move forward. Mr. Clarke said no, he would not want to be the person to address the family that they need to remove the shrine. Ms. Casucci agreed that in some cases it is a problem and it makes her feel sad. This should be a matter brought up for discussion with the Master Plan since they are asking for suggestions on Zoning issues.

The Glen - Triparti filed on deed with decision from the Planning Board of \$30k

The decision expires in February 2010 and a letter needs to be sent to the mortgage company on the funds being held for the completion of the road in the development. The sub-division went into foreclosure and funds are being held for the completion of the road in the sub-division.

Motion made by Ms. Mahoney to ask for funding from the Board of Selectmen for legal counsel along with funds for Mr. Scannell Planning Board Consulting Engineer for additional information, 2nd by Ms. Casucci, All in Favor.

The Ridge

The land is currently for sale and Ms. Mahoney asked the Board members if the denial decision had been filed with the state.

Ms. Casucci under M.G.L Chapter 31, Section 81-U states: The planning board shall file a certificate of its action with the city or town clerk, a copy of which shall be recorded by him in a book kept for the purpose, and shall send notice of such action by registered mail, postage prepaid, to the applicant at his address stated on the application.

Ms. Stawski pulled a copy of the denial and it was filed with the Town Clerk, and a letter was sent to the applicant.

Meeting adjourned at 8:30 pm.

Respectfully Submitted,

Diane Stawski
Clerk for the Planning Board

Minutes approved: 1/6/10