



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

**Minutes  
Wednesday, January 6, 2010  
Town Hall**

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

**Mr. Leahy opened the meeting at 6:35 pm**

**Mr. Leahy informed the Planning Board he feels the estimate received from consulting engineer Mr. John Scannell for The Glen/Clear Creek was too high. He feels that it the difference from \$30,000 bond to approximately \$150k is high. Mr. Leahy did state the estimate included fees for the drainage system discharges to a detention basin along with guardrails.**

**Mr. Clarke stated he was a board member only when the tripartite was submitted.**

**Ms. Casucci asked if the bond could be changed to the amount of \$60k and could the Planning Board not allow any building permits to be issued?**

**The order of conditions for the bond was \$30k, and it is up to the developer as to how the bond will be held. As for the building permits that goes through the building inspector. The building inspector has copies of the paperwork on the decision.**

**Motion made by Mr. Clarke to have Ms. Stawski Clerk contact Mr. Kenton Chase representative from Sunrise Acquisitions LLC, by phone and ask him to attend our next meeting on Wednesday February 3, 2010, 2<sup>nd</sup> by Ms. Mahoney, All in Favor.**

**Mr. Hammon 174 Rice Corner Rd, special permit**

**Mr. Hammon stated he was still confused about what needs to be done in order to get a special permit to run his business at his residential address. He commented all the people he talked on doing a survey did not understand why a survey was needed.**

**Ms. Casucci stated the Board is requesting a site plan so the Board can see how the property will be used.**

**Mr. Hammon stated Mr. Seery from the Zoning Board of Appeals informed him he did not need a site plan, he stated that a drawing would be sufficient.**

**Mr. Clarke informed Mr. Hammon that in order to run a business a special permit is required in a residential district.**

**Ms. Mahoney asked to have Mr. Gary Simeone Zoning Enforcement Officer to be present.**

Ms. Mahoney stated an engineer will have the information needed to run a business.

Mr. Simeone informed Mr. Hammon that a special permit is required to run a business in a residential.

Ms. Mahoney asked Mr. Hammon is he currently running the business from his home, and Mr. Hammon said yes.

Mr. Simeone stated he is allowing Mr. Hammon to run the business as long as he applies for a special permit and that is to be done as soon as possible.

Ms. Casucci stated the special permit should include all the information and uses for the business.

Mr. Leahy informed Mr. Hammon stated a surveyor would be able to prepare the paper work since there would be no changes on 174 Rice Corner Rd.

Mr. Hammon stated he may apply also for Lincoln St. Ext, for a special permit at a later date. Mr. Leahy informed Mr. Hammon that a site plan by a surveyor may have to be done since the building is 2000 sq. feet.

Mr. Hammon was informed by the Board he needs to make application for a special permit by February 3, 2010 or he will be in violation of the courts for running a business without a permit in a residential district.

Ms. Stawski received \$30 cash for purchase of a cd on rules & regulations from Mr. Hammon.

**Opened Public Hearing Continuation Mr. Correia White's Landing Fiskedale Rd at 7:25 pm**

No abutters were present.

The Planning Board asked Mr. Correia if he wished to extend the public hearing. Mr. Correia handed the Planning Board a letter he received from the Conservation Commission stating there would not be a problem since the addition does not affect the septic system.

Mr. Leahy stated he is changing the footprint of the building and the property is in a flood plain. Mr. Correia stated the addition will be on sonna tubes and that is a conservation issue.

Ms. Mahoney stated being in a flood plain the property is subject to flooding.

Mr. Leahy agreed the permit does not involve a septic system, but compensatory storage should be a problem. Mr. Correia stated compensatory storage is when soil is removed, and he is not planning on removing soil.

Mr. Clarke stated he would like to see something from an engineer who is certified.

Mr. Correia stated when he bought the property no survey was done.

Ms. Casucci stated there may be something on the deed that would have the information required.

Mr. Leahy asked Mr. Correia if he could have a tape survey done to include the shed, porch and to ask for a letter stating the building will not effect the flood plain.

Mr. Correia stated he will work on having a tape survey done on the property. Mr. Correia will try to have the survey done by next meeting Feb. 3, 2010, he then handed the Board a letter extending the continuation until April 7, 2010 to give him enough time to get things done.

Hearing to be continued to February 3, 2010 at 7:00 pm.

**Minutes:**

December 2, 2010 – motion made to accept with changes by Mr. Clarke, 2<sup>nd</sup> by Ms. Mahoney, All in Favor.

December 23, 2010 – motion made to accept by Ms. Mahoney, 2<sup>nd</sup> by Ms. Casucci, with Mr. Clarke abstaining, All in favor.

**Correspondence:**

The Board of Selectmen asked for the budget report for fiscal year 2011. Ms. Stawski submitted the annual report for 2009, expense report for 2011, wage request January 7, 2011.

Clear Creek/The Glen issues on expiration of special permit, bond to finish road. Ms. O'Connell attended the Dec. 23 Planning Board and presented a letter to help the Planning Board move forward since the only member at that time was Mr. Clarke and he was not a member for the original permit, only for the tripartite agreement. Ms. Casucci revised the letter and the Planning Board agreed to have Ms. Stawski send certified mail to Sunrise Acquisitions LLC, Mr. David Solomon, and the Lawrence and Lillian Solomon Fund, Inc. This was done December 26, 2010.

Mr. John Scannell consulting Engineer submitted the invoice for site visit The Glen/Clear Creek in the amount of \$150 along with a letter stating the completion estimate around \$149,776 for the roadway.

The Board of Selectmen asked for a letter on suggestions for choosing a site to be used for the Brownsfield project. The Planning Board asked Ms. Stawski to submit a letter to use the Finney property. This was submitted Jan. 7, 2010.

Kopelman & Paige letter on time limits for wireless siting decisions.

Meeting adjourned at 8:30 pm.

Respectfully Submitted,

Diane Stawski  
Clerk for the Planning Board

Minutes approved: \_\_\_\_\_