

Town of Brookfield  
Office of the Planning Board  
6 Central Street  
Brookfield, MA 01506  
Wednesday, December 1, 2010  
**MINUTES**

**Members Present:** Sharon Mahoney  
Kris Casucci  
Bruce Clarke  
Clifford Fontaine  
Daniel Leahy  
Carrie Worthington – Administrative Clerk

**Guest:** Michael Maneggio

Meeting opened at 6:30 p.m.

Minutes reviewed and accepted with revisions.

**Old Business:**

Due to an Agenda posting that didn't meet the Open Meeting Law time frame; the Planning Board revisited topics previously discussed at the Wednesday, November 3, 2010 meeting.

Board members discussed hiring Carrie Worthington for the position of Administrative Clerk for the Planning Board. The Board voted to hire Ms. Worthington at a rate of \$15.00 per hour. This is a part-time position. All in favor none sustained. Sharon Mahoney will inform the Select Board with a confirmation letter with the Board's decision so Ms. Worthington can be appointed to the Administrative Clerk position at the rate recommended, effective immediately.

**Michael Maneggio – Molasses Hill Estates; Request for Extension.**

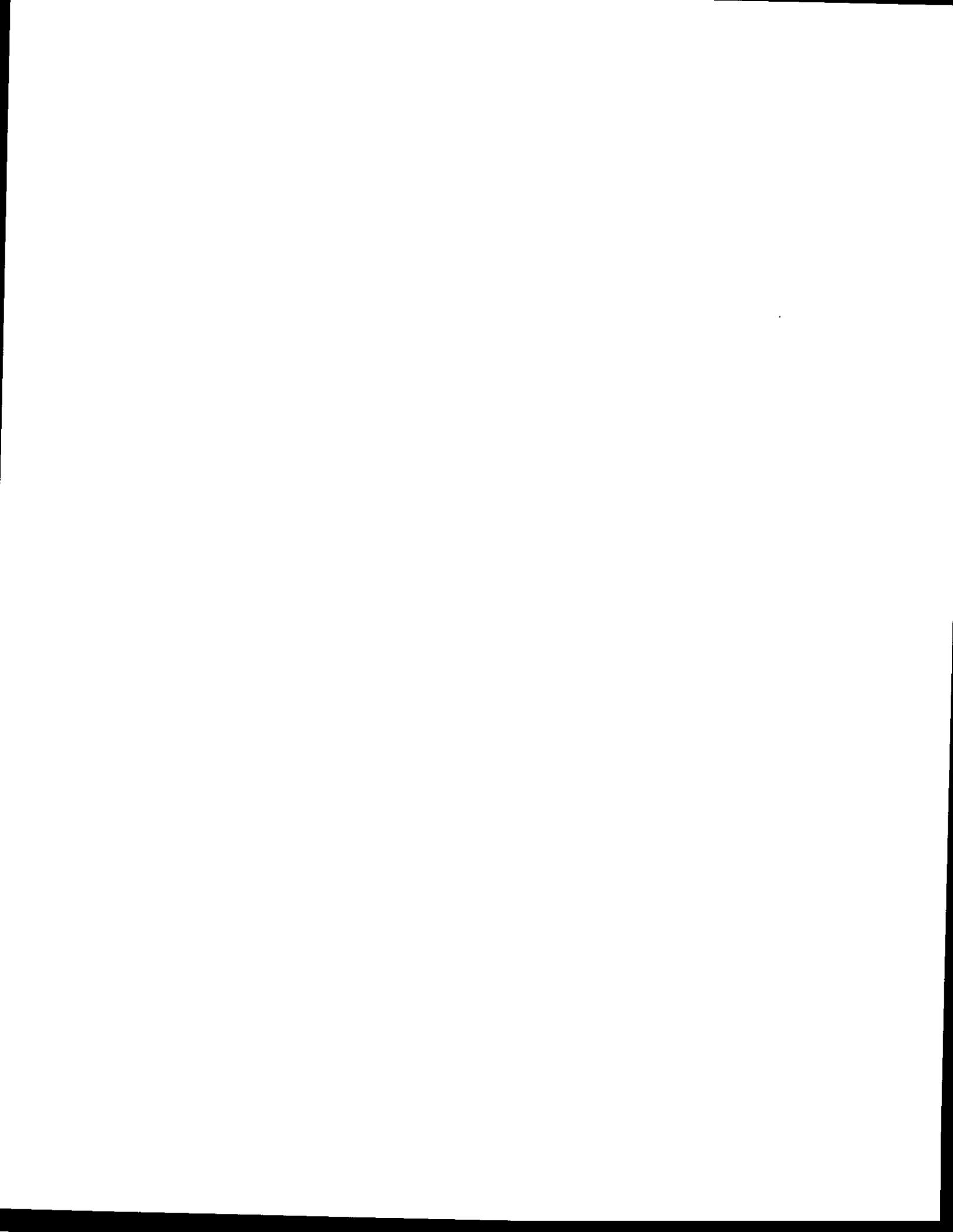
Michael Maneggio appeared before the Board to request an extension for Phase I of his Molasses Hill Estates project. Although this was voted on during the November 3, 2010 meeting an agenda issue had the Board take another vote on his extension request. The Board granted an extension for an additional five years. The deadline of December 6, 2011 will be extended to December 6, 2016. The Board members signed the Extension for the subdivision plan, which was notarized by Linda Lincoln.

The Board also discussed and voted to have a payment voucher in the amount of \$75.00 to cover registry fees already paid by Michael Maneggio. A check would be cut from the Planning Board funds.

A motion was made by Clifford Fontaine and 2<sup>nd</sup> by Daniel Leahy for an Extension for Mr. Maneggio – Molasses Hill Estates. All in favor none sustained.

**Hammond Property, 174 Rice Corner Road.**

Mark Hammond applied for a Special Permit which was denied by the Planning Board by a three to two vote. The Board invited Gary Simeone to sit with the Planning Board to discuss denial to Hammond's



Special Permit. There has been no appeal. The Planning Board feels their job is done. Gary Simeone will make sure all procedures have been completed and will report back to the Board with his findings.

**O'Clair Business Permit.**

The Board discussed and agreed that Mr. O'Clair needs to meet conditions that have been put in place. To date he has not fulfilled any of the conditions. He continues to do work at property in question.

**The Glen, Fiskdale Road (Solomon Fund Foreclosure).**

Discussion ensued regarding what to do with monies previously retained for this project. A decision was made to send a certified letter to Solomon Fund to make them aware the Order of Conditions and Extension have expired. Do they intend to finish project. Also, send a copy of the letter from Sunrise Acquisition stating Solomon Fund is the owner.

**New Business:**

Telegram & Gazette bill in the amount of \$159.80 for job advertisement was approved by Board Members. A bill schedule was filled out for the full amount to be paid.

Planning Board requests Ms. Worthington to find out what amounts remain in the Planning Board accounts.

Motion made by Sharon Mahoney to nominate Bruce Clarke for Capital Improvement Planning Committee.

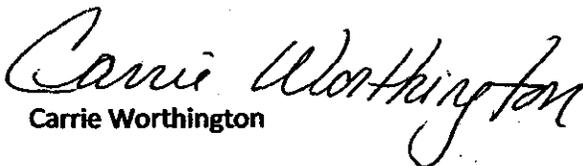
The Board discussed zoning map. They agree the Assessor's office has the best copy of map. The Board needs to write an article for town meeting. The Board will look at map for next meeting.

Bruce Clarke motioned to adjourn meeting - Sharon Mahoney 2<sup>nd</sup> motion. All present members voted in favor.

The meeting was adjourned at 8:30 p.m.

The next regularly scheduled meeting of the Board will take place on Wednesday, January 5, 2011 at 6:30 p.m. in the Town Hall Banquet Room.

Respectfully Submitted,

  
Carrie Worthington

