



OFFICE OF
THE PLANNING BOARD
Brookfield, Massachusetts 01506

0
Planning Board Minutes
September 5, 2012
Brookfield Town Hall

Board members in attendance:

Daniel Leahy, Chairman
Celeste Leger
Sharon Mahoney

Public in attendance:

Terri Cosenzi
John Cosenzi
Doug Powers

Meeting called to order by Chairman Dan Leahy at 6:30 pm.

Old Business

Clear Creek

Mr. Leahy researched expired subdivision for Clear Creek. If they wish to renew, applicant must come before board and reapply under current conditions – at which point we can ask for a bond that will increase over time to take in to account inflation during construction.

Mr. Powers spoke with AG Coakley's office and got pretty much the same information that Mr. Leahy received. Wants to know who would be responsible if someone drove off the road at the address.

Ms. Mahoney brought up that the road is a private road and it would not be on the town if there were an accident.

Mr. Powers mentioned that none of the lots should have been sold under the conditions they were sold under due to not meeting specifications in the Order of Conditions for the permit.

Mr. Leahy said he spoke to Richard Chaffee today and Mr. Chaffee told him he's in the process of purchasing the materials for the guardrails that he will be installing.

Ms. Leger suggests we draft a letter to send to the owners of Clear Creek requesting:

- Engineered plan of as-built conditions
- time line of work
- steps that he needs to take in order to renew the subdivision.

Board reviewed email from John Shocket regarding quote from Mr. Chaffee.

Future action to be taken:

- John Scannall should be contacted to get an updated quote on the new bond.
- Contact ConComm
- Verify liability info received by Mr. Leahy and Mr. Powers for accuracy.

DPW needs to inspect new guardrail. Mr. Leahy will contact Richard Chaffee to find out who approved the plans. Ms. Mahoney will call Herb Chaffee to let him know he should be expecting a call from Richard Chaffee.



OFFICE OF
THE PLANNING BOARD
Brookfield, Massachusetts 01506

New application needs to have shorter valid date so that the Board can get frequent updates on progress rather than waiting 5 years like the initial subdivision, as well as having updated information for other departments.

Timeline can be included in an Order of Conditions.

Mr. Powers wanted to have on the record that the bills he submitted at the August meeting that Mr. Shocket said he would review have not been paid as of yet.

New Business

Cosenzi: John and Terri Cosenzi purchased 114/116 Quaboag St. Mr. Cosenzi is proposing to remove existing 16' x 24' shack and put up an 18' x 22' shed in the existing location. He met with ConComm and they were fine with it. Also met with Building Inspector who suggested he fill out a special permit.

Mr. Cosenzi has a certified abutters list. Ms. Mahoney will email check list to him about what he needs to do. She also went over each step with him and he understood all steps.

Public Hearing ad needs to be in the paper 2 weeks before the hearing. Will probably be next meeting on 10/3. After Public Hearing, Ms. Mahoney will write up the decision.

Solar: Mr. Leahy is on Solar Committee. Company is close to being ready to put solar at the transfer station. Public Hearing needs to be held for this project. Ms. Mahoney suggested Rudy Heller confer with town counsel about procedure. Mr. Leahy will speak to Mr. Heller about what needs to be done.

Special Town Meeting: No articles for this meeting. Board will review Planning Board notebook for Annual Town Meeting articles.

Correspondence/Announcements

Mr. Leahy reviewed all correspondence the Board has received in the last month. No action needed on anything.

The next Planning Board meeting will be held on Wednesday, October 3, 2012 at 6:30 pm at the Town Hall.

Adjournment – 7:35

Motion by Celeste Leger

Second by Sharon Mahoney

All approved

No opposing votes

Respectfully submitted,

Lindsay Holm

Planning Board Administrative Clerk