



OFFICE OF  
**THE PLANNING BOARD**  
Brookfield, Massachusetts 01506

**Planning Board Minutes**  
**October 3, 2012**  
**Brookfield Town Hall**

Board members in attendance:

Daniel Leahy, Chairman  
Kristen Casucci  
Kevin Erkkila  
Celeste Leger  
Sharon Mahoney

Public in attendance:

Terri Cosenzi  
John Cosenzi  
Doug Powers  
Vernon Dunbar  
Lawrence Berh  
Kenneth Cleveland  
Roger Jette

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

Minutes from 9/5/12 meeting  
Motion made by Dan Leahy to accept minutes as amended.  
Seconded by Sharon Mahoney  
Daniel Leahy: approved  
Kristen Casucci: approved  
Kevin Erkkila: approved  
Celeste Leger: approved  
Sharon Mahoney: approved

**Old Business**

**PUBLIC HEARING**

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.

Mr. Cosenzi may have water hooked up. Electricity is already hooked up.

Ms. Mahoney asked about having a toilet on the property and Mr. Cosenzi said they have no plans at this point to have a toilet. It will mainly be used for storing water craft (boat, jet skis, etc)

Vernon Dunbar (118 Quaboag St) is in general support of Mr. Cosenzi's proposal. He has a concern with the septic, but since Mr. Cosenzi has no plans for it now, he has no current issue. The septic for 114/116 Quaboag St is under Mr. Dunbar's right of way.

Mr. Dunbar was curious how they would get in and out of the building.  
Mr. Cosenzi stated that the shed comes with a wooden ramp that is removable.



**OFFICE OF  
THE PLANNING BOARD  
Brookfield, Massachusetts 01506**

Kenneth Cleveland of the Conservation Commission mentioned that they suggested that the Cosenzi's get a field survey. They have done that through Bertin Engineering and it is in their paperwork.

Mr. Cleveland asked if they were going to have heat. Mr. Cosenzi stated that he was going to have an electric heater for winter activities, but not for everyday use.

Mr. Leahy called for a motion to accept site plan and associated evidence as submitted.

Mr. Erkkila moved to make a motion.

Ms. Mahoney seconded.

Daniel Leahy: approved

Kristen Casucci: approved

Kevin Erkkila: approved

Celeste Leger: approved

Sharon Mahoney: approved

Ms. Mahoney suggested we state in the Order of Conditions that the permit in no way allows residence/permanent dwelling at the location. She will quote use listed on application in the decision.

Board will meet on Wed, Oct 17 at 6:30 to review and sign letter.

#### **Clear Creek**

- N. Douglas Powers wanted to state for the record that the bills he submitted to Jon Shocket on 8/1/12 have not been paid.
- Ms. Mahoney shared the Action List that was created at the 9/5/12 meeting for Clear Creek.
- Mr. Cleveland said he spoke with Richard Chaffee and Mr. R Chaffee said they were waiting for payment.
- Mr. Leahy proposed that the board reissue a letter to Mr. Shocket to follow-up with the board clearly stating what he needs to do with a deadline.
- Mr. Leahy reiterated that he received approval from the Selectmen that we can utilize town counsel as needed on this issue.
- Mr. Leahy will contact Bill Scannell (consulting engineer) to weigh in with a bond amount for the project that will cover all contingencies
- Mr. Leahy will contact Herb Chaffee to have him give his opinion on the road

Mr. Powers requested of the Board that we remind Mr. Shocket of the bills Mr. Powers submitted to him in the letter as well.

The Board will send a letter to Mr. Powers to clarify that the bills he is referencing are not the responsibility of The Board. We requested the bills be passed to Mr. Shocket through the board rather than directly from Mr. Powers to Mr. Shocket to maintain control over the meeting.

The Board discussed going to Town Counsel and requesting a letter from them regarding the status of the subdivision. Mr. Erkkila will speak with Town Counsel.

#### **New Business**

**ANR:** Roger Jette (164 Rice Corner Rd)

His well is on his neighbor's property (Kozikowski). He bought the small piece of property from his neighbor.



OFFICE OF  
**THE PLANNING BOARD**  
Brookfield, Massachusetts 01506

Ms. Mahoney moved to waive application fee for ANR.  
Ms. Casucci seconded.  
Daniel Leahy: approved  
Kristen Casucci: approved  
Kevin Erkkila: approved  
Celeste Leger: approved  
Sharon Mahoney: approved

Mr. Leahy called for a motion to accept ANR as submitted.  
Ms. Mahoney moved to make a motion.  
Mr. Erkkila seconded.  
Daniel Leahy: approved  
Kristen Casucci: approved  
Kevin Erkkila: approved  
Celeste Leger: approved  
Sharon Mahoney: approved

**ANR:** Steven Bressette for Patricia Caron (40/42 West Main St)

Ms. Caron wishes to transfer the property lines from one piece of property to another within land she owns.

Mr. Leahy called for a motion to accept ANR as submitted.  
Ms. Mahoney moved to make a motion.  
Mr. Erkkila seconded.  
Daniel Leahy: approved  
Kristen Casucci: approved  
Kevin Erkkila: approved  
Celeste Leger: approved  
Sharon Mahoney: approved

**New Business**

- Ms. Mahoney created a list for setting priorities for the remainder of FY13 and beyond. She suggested a sub-committee to take over this task. She touched on 2 points within the list (Brookfield Master Plan and CMRPC Hazardous Mitigation Plan).
- Mark Curtis and Derek Curtis (99 Webber Rd) came in to ask about creating a Back Lot on his property.
- Ms. Mahoney read from town by-law regarding the adding of a Back Lot.
- Mr. Leahy suggested Mr. Curtis speak to a surveyor to see if they meet the requirements. If it does not, they would need to get a ZBA Special Permit to obtain a Real Lot.

**EPG Solar Power:**

- Flood Plain certification needed.
- They filled out a ZBA Special Permit and submitted the ZBA fee in error. Lindsay Holm will let them know they need to submit the correct Planning Board application and fee. Ms. Holm will also request flood plain certification at the same time so it's done for the Public Hearing in November.
- Ms. Mahoney said she thought she remembered saying the town would be given a key to the gate surrounding the area. She'd like to know if that's accurate or not.



OFFICE OF  
**THE PLANNING BOARD**  
Brookfield, Massachusetts 01506

- The Board needs to find out if the lease agreement has already been signed by the town.

**November 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 October 17, 2012 at 6:30 pm at the Town Hall.

Mr. Leahy called for adjournment at 8:45 pm

Motion by Ms. Mahoney

Second by Mr. Erkkila

Daniel Leahy: approved

Kristen Casucci: approved

Kevin Erkkila: approved

Celeste Leger: approved

Sharon Mahoney: approved

Respectfully submitted,

Lindsay Holm

Planning Board Administrative Clerk