



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

**Planning Board Minutes
February 6, 2013
Brookfield Town Hall**

Board members in attendance:

Daniel Leahy, Chairman
Celeste Leger
Sharon Mahoney
Lindsay Holm (alternate)

Public in attendance:

Craig Braconnier (representing Doreen Dean)
Doug Powers
Roger Woods
Dereck Curtis
Maureen Lepak

Meeting called to order by Chairman Daniel Leahy at 6:36pm.

New Business:

- Review plan from Doreen Dean, 23 Quaboag Street - ANR
 - Craig Braconnier – Doreen Dean of 23 Quaboag St - 4.75 acres
 - Would like to utilize rear lot (3.14 acres) to build houses
 - Perk tests have been performed
 - \$100 check received
 - Sharon Mahoney moved to accept plans as written
 - Celeste Leger seconded motion
 - Daniel Leahy approved
 - Sharon Mahoney approved
 - Celeste Leger approved
- Douglas Powers - regarding the special permit that was granted for a common driveway serving 2 lots (112/114 Fiskdale Road)
 - Doug Powers checked Conservation Committee minutes that the information was discussed in, but was unable to find the Planning Board minutes where the Special Permit was granted. He would like to know if it expires and would also like a copy of the minutes to give a potential buyer. He believes that the paving was completed in late 2009 or early 2010. He's looking for documentation to give to the potential buyer.
 - Mr. Leahy explained that the Conservation Committee issues a Certificate of Compliance once the work was completed.
 - Ms. Mahoney pulled up the ZBA decision online and gave Mr. Powers the information where he can find it (Book 44619, Page 49). She told Mr. Powers



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that he could not find the decision in the Planning Board files was because it was a ZBA decision.

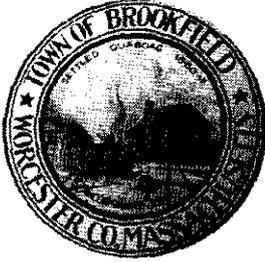
- Mr. Powers was also looking for an update on Clear Creek. Mr. Leahy explained that the roadway runs through the wetlands and they were ordered a new Order of Conditions by the Conservation Commission.
 - Mr. Powers let us know that he would be filing a case in small claims lawsuit against Solomon Fund regarding unpaid bills for beaver removal that Mr. Powers requested Solomon Funds shared. He is requesting that we restructure a letter that Mr. Leahy sent to him to clarify information for his case. Mr. Leahy took the letter under advisement and it will be rewritten.
- Roger Woods – 99 Webber Rd – Mark Curtis, Dereck Curtis
- Mr. Woods is surveying the rear lot. They meet all of the regulations with the exception of the Regularity Factor. He is requesting that the Board make a waiver for that issue.
 - Mr. Leahy read the By-Law (Zoning Section 7A and 7B Rear Lots) and the Board does not feel that what they are requesting violates the spirit of the law. This action was taken because it exceeded the specified percentage by a fraction of a percentage of the Irregularity Factor.
 - They will need to apply for a Special Permit. Mr. Woods is familiar with how to do that.
- Maureen Lepak – 121 Rice Corner Rd
- Ms. Lepak purchased a parcel (non-buildable lot) next to her property. She wanted to know if she needed to do anything further with regard to Planning Board rules and regulations. After some discussion, the Board agreed she did not need any further action.

Other

- Ms. Mahoney mentioned that the Board of Selectmen wants to discuss the Medical Marijuana law. She explained to them that the Planning Board is short 2 members at today's meeting. She asked them to submit an official letter stating their stance and also invited them to join any future meeting where the Planning Board discusses this issue.
- Ms. Mahoney passed out some information that Kopelman & Page supplied to the town about a Moratorium By-Law that is a possibility for the town to adopt at this time, along with some articles from the Telegram & Gazette.

Correspondence – Nothing requires action.

Celeste Leger made a motion to adjourn the meeting.
Sharon Mahoney seconded the motion.
Daniel Leahy approved



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Sharon Mahoney approved

Celeste Leger approved.

Daniel Leahy adjourned at 8:04pm.

The next Planning Board meeting will be held on March 6, 2013 at 6:30 pm at the Town Hall.

Respectfully submitted,

Lindsay Holm
Planning Board Administrative Clerk