



OFFICE OF
THE PLANNING BOARD
Brookfield, Massachusetts 01506

Planning Board Minutes
April 3, 2013
Brookfield Town Hall

Board members in attendance:

Daniel Leahy, Chairman
Kristen Casucci
Kevin Erkkila
Celeste Leger
Sharon Mahoney
Lindsay Holm (alternate)

Public in attendance:

John McCarthy
Bob Gage

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

Minutes from March 6, 2013

Daniel Leahy moved to approve submitted
Celeste Leger seconded
Kristen Casucci: approved
Kevin Erkkila: abstained
Daniel Leahy: approved
Celeste Leger: approved
Sharon Mahoney: approved

New Business:

- Bob Gage – GBT Realty Corp, 54 West Main St –

- Mr. Gage is proposing to purchase site and constructing a Dollar General retail store. Wetlands are the west. Mr. Gage proposed a variance because the building setback as submitted in their plans is only 5 feet from the road, rather than the required 75 feet. Mr. Gage will need to go to the Zoning Board of Appeals for a variance on that.
- After reviewing the drawing, Mr. Leahy suggested that they look in to cutting in to the slope at the rear of the property and/or moving parking spaces to push the building back.
- The lot is zoned as 'Business A' per the town's zoning map.
- Plans have been submitted to Massachusetts Department Of Transportation, but they have not heard back regarding whether a traffic study or site line study will be required.
- The building will be used only for Dollar General purposes.



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- Ms. Mahoney moved to send an email to John Scannell asking him how much it will cost to review revised site plans from GBT Realty, and once the estimate for services is received, to direct GBT Realty to send a check in said amount to Lindsay Holm made out to Town of Brookfield and then direct Mr. Gage to send a set of revised plans to Mr. Scannell for review.
 - Kristen Casucci seconded
 - Kristen Casucci: approved
 - Kevin Erkkila: approved
 - Daniel Leahy: approved
 - Celeste Leger: approved
 - Sharon Mahoney: approved

- Inoperable/Unregistered Vehicles Town Bylaw: Review 3/19/13 Select Board discussion, Planning Board history; Recommend to the Select Board and Bylaw committee that they add wording amending the town by-law defining the of "out of plain view" portion (Chapter XII, Section 1.3).

- Sharon Mahoney recommends that the Planning Board write a letter recommending that the "out of plain view" clause be construed to mean that the vehicles are out of plain view of the street – not covered by a tarp/sheet. She will also collect information from neighboring towns and provide that information to the Board of Selectmen.

- Marijuana Dispensary Moratorium Temporary Bylaw: Review and refine draft; forward to the Select Board for review/addition to the warrant for the Annual Town Meeting at their April 16 meeting

- Kevin Erkkila read the proposed Marijuana Dispensary Moratorium Temporary Bylaw from Kopelman & Paige to the Planning Board.
- Mr. Leahy made a motion that the Planning Board submit the Marijuana Dispensary Moratorium Temporary Bylaw to the Board of Selectmen for inclusion in the Annual Town Meeting Warrant.
 - Celeste Leger seconded
 - Kristen Casucci: approved
 - Kevin Erkkila: approved
 - Daniel Leahy: approved
 - Celeste Leger: approved
 - Sharon Mahoney: approved

- Report on "Rural – 11 Prioritization Project" informal meeting of March 20, 2013 by Sharon Mahoney, who represented the Planning Board

- CMRPC held a meeting for local towns. During the meeting, they showed a map with different land uses in town. Some things discussed were lack of town water beyond the river, the Spencer Waste Water Treatment Plant water issues, and lack of small businesses on the Route 9 section.



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- Ms. Mahoney was excited about this meeting and the prospect of what it could mean and do for our area.

Master Plan Implementation

- Ms. Mahoney said that the Board of Selectmen has decided to implement a Master Plan Implementation Committee and will be asking for a volunteer from the Planning Board
- Mr. Leahy will be the representative from the Planning Board.

Printer purchase – expense budget will be reviewed.

Correspondence –

Old invoices from Kopelman & Paige and Telegram need to be paid.

Kevin Erkkila made a motion to adjourn the meeting.

Sharon Mahoney seconded the motion.

Daniel Leahy approved.

Kris Casucci approved.

Kevin Erkkila approved

Celeste Leger approved.

Sharon Mahoney approved.

Daniel Leahy adjourned at 8:55 pm.

The next Planning Board meeting will be held on May 1, 2013 at 6:30 pm at the Town Hall.

Respectfully submitted,

Lindsay Holm

Planning Board Administrative Clerk