

SPECIAL TOWN MEETING
MARCH 15, 1990 7:30 P.M.

ARTICLE 1. To see if the Town will vote, pursuant to Article #7 of the January 2, 1990 Special Town Meeting, to hear the reports of the Board of Selectmen, Conservation Commission, Board of Health and Planning Board regarding the proposed mobile home park on the Celtic Lane subdivision, or take any action relative thereto. (Sponsored by the Planning Board)

The town voted, pursuant to Article #7 of the January 2, 1990 Special Town Meeting, to hear the reports of the Board of Selectmen, Conservation Commission, Board of Health and Planning Board regarding the proposed mobile home park on the Celtic Lane subdivision.

There was no report presented by the Conservation Commission.

ARTICLE 2. To see if the Town will vote to close out the Special Counsel Account as voted in Article #6 of the January 2, 1990 special town meeting, or take any action relative thereto. (Sponsored by the Board of Selectmen).

The town voted to close out the Special Counsel Account as voted in Article #6 of the January 2, 1990 special town meeting.

ARTICLE 3. To see if the Town will vote, pursuant to Article #6 of the January 2, 1990 Special Town Meeting, to hear the report of the special counsel regarding the proposed mobile home park on the Celtic Lane subdivision, or take any action relative thereto. (Sponsored by the Planning Board)

The town voted, pursuant to Article #6 of the January 2, 1990 Special Town Meeting, to hear the report of the special counsel regarding the proposed mobile home park on the Celtic Lane subdivision.

ARTICLE 4. To see if the Town will vote to accept the findings of the special counsel according to Article #2 above and to take no further action, or take any action relative thereto. (Sponsored by the Planning Board).

The town voted to accept the findings of the special counsel according to Article #3 above and to take no further action.

The town voted to amend the article by a vote of 32 yes, 21 no.

The town amended the motion to read that the town acknowledge receipt of the special counsel's report and to urge all town boards to act consistently with the historical interpretation of the 1977 by-laws by the Building Inspector and the Board of Health. Vote: 33 yes, 23 no. Gussie Willett wished to go on record as challenging the amendment.

ARTICLE 5. To see if the Town will vote to raise and appropriate, transfer or borrow a sum of money for the purchase of a larger computer with a larger storage capacity for the Assessors' office, or take any action relative thereto. (Sponsored by the Board of Assessors)

The town voted unanimously to pass over this article.

ARTICLE 6. To see if the Town will vote to raise and appropriate, transfer or borrow a sum of money to pay a previous year's bill for services rendered by Town Counsel in fiscal year 1989, or take any action relative thereto. (Sponsored by the Board of Selectmen). 9/10 vote required

The town voted unanimously to transfer the sum of \$490.00 from Free Cash to pay a previous year's bill for services rendered by Town Counsel in fiscal year 1989.

The meeting was adjourned at 9:00 p.m. 68 people attended the meeting on March 15, 1990.

And you are directed to serve this Warrant, by posting up attested copies thereof at the Town Hall and Post Office in said Town, fourteen days at least before the time of holding said meeting.

Given under our hands this 27th day of February in the year of our Lord one thousand nine hundred and ninety.

S/Joseph F. Murray
George W. Beeman
Richard W. Woodard

SELECTMEN OF BROOKFIELD

A true Copy. Attest
S/Harvey H. Bennett, Constable

WORCESTER.....SS

Pursuant to the WITHIN WARRANT, I have notified and warned the inhabitants of the Town of Brookfield by posting up attested copies of the same at the Town Hall on March 1, 1990 at 9:45 a.m. and the Post Office on March 1, 1990 at 10:00 a.m.

A true Copy. Attest

Linda M. Lincoln
Town Clerk

Report for meeting March 15, 1990

October 19, 1989 we granted a temporary license to Dixon Farm Realty, Inc. for a mobile home park. The Board of Health had been told that the proposal did not fall under the new zoning and that the 1977 by-law on lot size did not apply.

The project had been granted approval by the D.F.P. for the water system and the septic designs.

Attorney Mc Caughey advised us that at that time (10-19-89) that had submitted all items under the law ~~as~~ necessary for a temporary permit

11-16-89 Dixon Farm Realty requested we hold a hearing as soon as possible

11-30-89 We held the public hearing.

Many questions at the hearing involved the impact of the project on the wells in the area. We requested from the D.F.P. in writing that a member be present at this meeting. They refused.

We have a proposal from a hydrogeologist and if the project goes forth his study

will be done before we grant
any further permits.

Barbara Clancy
Clerk Board of Health

REPORT OF THE BOARD OF SELECTMEN

As a result of a petition pertaining to the interpretation of a historic problem relative to zoning, a special town meeting was held on January 2, 1990. The august body of the meeting voted funds to hire a special counsel to interpret the 1977 minimum lot size by-law and to give opinions regarding certain alleged zoning problems.

A selection process ensued and as a result of polling the department chairs involved, it was decided to hire Kopelman and Paige of Boston to research, investigate and give an opinion or finding.

At a public hearing held February 20, the findings of the firm were presented and made public by attorney Barbara St. Andre. A discussion period followed the presentation which is available as a public record.

In conclusion, it appears that the opinion of the special counsel St. Andre concurs with the findings of the appointed Town Counsel Vincent McCaughey.

The Selectmen pray that the findings of both counsels will present some solace and enlightenment to the townspeople. We further pray that we may continue to question but never diversify in our quest for the harmony of the town.

CULLINAN ENGINEERING CO., INC.

208 WORCESTER ROAD — POST OFFICE PLACE
P.O. BOX 429, PRINCETON, MASSACHUSETTS 01541
508-464-5791
CIVIL ENGINEERS — LAND SURVEYORS

February 16, 1990

CEC No.: 904005

Brookfield Planning Board
Town Hall
Brookfield, Massachusetts 01506

Subject: Celtic Lane Subdivision
Town Farm Road

Dear Members:

Cullinan Engineering Co., Inc., at the request of the Board, has made a review of the Brookfield Meadows mobile home park being constructed on the property of Celtic Lane Subdivision off Town Farm Road. The lot layout plan for the Celtic Lane Subdivision was reviewed and a field site inspection was made. Roadway engineering plans of this project were not available for review. Based on the limited information available, CULLINAN has made a cursory review pertaining to the design and construction standard of the roadways within this development and the local road that provides access to this development.

A more extensive roadway system than approved by the Planning Board is currently under construction to serve the proposed 62 mobile homes. It would appear that the main roadways in the project will be approximately 22 feet wide with no curbs. Narrower common driveways would be located off of this main roadway. There is water service being installed on the site as well as a sewage disposal system. According to Planning Board records, both these systems have been properly designed and have received approval from the State. The vertical and horizontal alignment of the roadway appears to comply with the subdivision regulations in effect at the time that the plans were approved.

The roadway system being constructed appears significantly greater than that approved by the subdivision plans. There were no obvious safety concerns, however it would have been desirable for complete plans for the construction of these roadways to be submitted and reviewed by the Planning Board for compliance with a reasonable design standard. The roadway system appears to be intended as a private roadway system and not proposed for town acceptance. However, these "private roads" will serve over 60 dwellings and will undoubtedly be used by the general public in providing basic services, i.e.

CELEBRATING 50 YEARS
1940 — 1990

Principals: Roy D. Cullinan, Sr., P.E./P.S.
Robert B. Cullinan, P.S.
Roy B. Cullinan, Jr., P.E./P.S.
J. Harry Parker, P.E./P.S.



AUBURN — BOSTON

Associates: Richard D. Raskind, P.E./P.S.
Kenneth W. Hodgson, Jr., P.E.
Holland E. Shaw, P.S.
Robert C. Fox, P.E./P.S.
Robert G. Hallberg

CULLINAN ENGINEERING CO., INC.

AUBURN — BOSTON — PRINCETON, MASSACHUSETTS

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delivery services, oil or propane gas service, visitors, etc. These roadways having access by the public may subject them to regulation under the Subdivision Control Regulations. This would be an issue that should be addressed by appropriate legal counsel. It may be that the Planning Board would have the authority to require filing under Subdivision Control Regulations to review and determine that the safety, convenience and welfare of the inhabitants of the town and residents of this development are being protected. CULLINAN does not believe that the cursory review performed for this report should be construed as adequate to determine if the roadway system under construction will provide the necessary protection.

Our visual inspection did not determine any obvious safety concerns. However, the proposed intersection with Town Farm Road is being constructed as a "Y" with two-way traffic on each leg of the "Y". These approaches are only 16 to 17 feet in width which may be a potential safety hazard for two-way traffic. CULLINAN would have recommended a standard "T" intersection be constructed. Regardless of the intersection configuration, sight distance at the Town Farm Road intersection appears sufficient for the design speed of Town Farm Road. According to AASHTO standards, stopping sight distance for a design speed of 30 MPH should be 200 feet. Available sight distance appears to be 275± feet to the south and 250± feet to the north.

Additional traffic will be added to Town Farm Road from the development of 62 mobile home units. Based upon rates taken from the Institute of Transportation Engineer (ITE) Trip Generation Manual, the proposed project will be expected to generate 298 vehicles during the average weekday. During the morning peak hour, 26 trips will be added to Town Farm Road and during the evening peak hour 35 additional vehicles will be expected. Town Farm Road in the vicinity of the site is 18 to 20 feet in width. Based on figures taken from the American Association of State Highway Officials (AASHTO), A Policy of Geometric Design of Rural Highways, a design capacity of Town Farm Road has been estimated, taking into consideration the grade of the roadway, the width, and the presence of obstructions in close proximity to the edge of the roadway. The capacity of Town Farm Road is estimated to be between 150 and 225 vehicles per hour. While the existing peak hour volumes on Town Farm Road are not known, it is not anticipated that an additional 35 vehicles in the peak hour will push the traffic volumes beyond capacity.

Should it be determined that the project is subject to review by the Planning Board, CULLINAN highly recommends that the Board require the submission of full roadway engineering plans for review, to determine whether reasonable design standards are being provided.

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CULLINAN ENGINEERING CO., INC.

AUBURN — BOSTON — PRINCETON, MASSACHUSETTS

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We trust that this review is sufficient for the Board's needs at this time.
If there are any questions pertaining to this review or if further information
is needed, please feel free to contact us.

Very truly yours,

Dennis C. Rice

Dennis C. Rice, PE
Project Manager

DCR:db

CE