**PLANNING BOARD MEETING- JANUARY 17, 2024**

The NB Planning Board held their monthly meeting at the Senior Center, January 17, 2024 at 6pm. Bill King called the meeting to order. In attendance were Planning Board members Bill King, John Turner, Brandon Avery, Michelle Petraitis, Alternate-Vaughn Schlegel, and Clerk, Kimberly Bent. John Tripp was unavailable for this meeting. There were no members from the public present.

Minutes from December 27, 2023- motion made by Brandon Avery, seconded by Vaughn Schlegel to approve minutes, and unanimously approved by members present.

Invoices– None

**MAIL:**

Town of Spencer: 26 High Street – owner Ryan Walker – Approved Special Permit with conditions for use as a 4 family unit.

Town of Spencer: 71 E. Charlton Road – Adam German – Approved Special Permit with conditions for rear lot subdivision.

Town of North Brookfield: Green Gold Group Community Outreach Meeting is scheduled for 1/29/24 at 5pm, 55 School Street, North Brookfield Police Station Conference Room.

**NEW BUSINESS:**

Michelle Petraitis brought up a point that the town has the option to charge Green Gold Corporation a fee for products they transport out of town. She offered to do more research to find out how to collect this fee.

Brandon Avery went to the quarterly CMRPC meeting via Zoom, January 11, 2024. The topic was combating climate change in the region.

Chair opened discussion about a proposed addition to the Board’s Policy and Procedures, i.e. When a residential lot is in two districts, the district requirements for where the majority of the house square footage is located shall apply for all setbacks. John Turner made motion to approve and accept new policy (Number 11) as written, seconded by Vaughn Schlegel and unanimously approved by all members present.

B. King opened discussion for proposed changes to Zoning Map:

1. Brickyard Road– The R30 District is a distance of 380 feet west of intersection of Old East Brookfield Rd.
2. North Street– the R30 District is a distance of 570 feet south of the intersection of Shore Rd.
3. Ryan Road– Add west side R30 District so it aligns with east side.

The following language will be added below the Zoning Map Legend box – Note: Where the R11 and R30 districts outline follow a public way, the depth of the district boundary shall be measured from the property boundary abutting the public way to a depth of 200 feet. The above will be an article for May Town Meeting.

**OLD BUSINESS:**

The Board discussed the final draft for proposed ADU bylaw amendment. All agreed no more changes are needed.

The Board discussed the final draft of the proposed fence bylaw amendment. B. King provided reduced size street corner sketch for fence bylaw amendment. Michelle Petraitis made motion to approve, seconded by John Turner and unanimously approved by all members present.

The North Brookfield Planning Board will hold a public hearing on Wednesday, March 20, 2024 at 6:15 PM at the Senior Center, 29 forest St. Public opinion will be received regarding two proposed corrections on the zoning map and two amendments to the zoning bylaws regarding fences and detached accessory dwelling units. Fences will amend section VI. Use general regulations by adding a new subsection K. Detached accessory dwelling units will amend Section IV. Use regulations by adding subsection A.2.t. A definition for an accessory dwelling unit is also proposed.

John Turner made a motion to adjourn, seconded by Michelle Petraitis , unanimously approved by all members present.

Next meeting will be February 21, 2024 at 6pm at the Senior Center.

Minutes are two pages.

Completed by Kimberly Bent, Clerk