PLANNING BOARD MEETING MINUTES, WEDNESDAY, October 16, 2019

The North Brookfield Planning Board held their meeting on Wednesday, October 16, 2019 at 7 PM at the Senior Center. Chair King called the meeting to order with members John Tripp, John Turner, Jason Spangenberg, Susan Lyons and alternate Jeff Smith in attendance. Amy Yanover, Clerk took notes.

John Tripp made a motion to approve the minutes of October 2, 2019. John Turner seconded the motion. Motion unanimously voted by all members.

The mail was read which included an inquiry from Richard Phipps, CFS Group regarding recreational marijuana and available sites for cultivation and retail. Also received was mail from MA Housing Authority offering free interest free loan up to $50,000 for remodeling if you are handicapped or have some condition that requires you to remodel your house.

Chair King stated the Finance Comm/BOS approved the $25,000 article for the Master Plan.

Rich Kennan, Superintendent, North Brookfield Water Department asked the Board to review the proposed watershed protection zoning he submitted. Bill will write letter with request for evidence

that the zoning proposal will actually provide the solution he is seeking. His concern is the Mendala manure pile that apparently is 390 feet from Horse Pond. He wants it beyond 400 feet. No proof has

been provided that this is the source of the high TOCs found this year in Horse Pond.

Mona Castonguay of North Brookfield asked the Board for assistance with a lot she owns on Chase Road (R30) that does not have 150’ of frontage to make it a buildable lot. She stated she has a letter stating that a prior planning board approved the lot. Chair King suggested Ms. Castonguay either ask for a zoning change or find the letter and ask the ZBA to approve a variance for a nonconforming lot.

Bill asked for other members to inspect two solar sites on Sunday- Jason and Jeff said they would be

available (Brookfield Orchards/Gustafson & Hanrahan).

Next meeting is November 20, 2019.

John Tripp made a motion to adjourn the meeting. Susan Lyons seconded the motion and the motion was unanimously approved.

Meeting adjourned at 8:15 PM. Minutes are 1 page plus the attendance sheet.

Amy Yanover, Planning Board Clerk

Attendance – October 16, 2019 meeting of the North Brookfield Planning Board

Rich Kennan, Superintendent, North Brookfield Water Department

Mona Castonguay, North Brookfield, MA