**Planning Board Minutes, Wednesday, September 16, 2020**

The North Brookfield Planning Board held their meeting on Wednesday, September 16th, 7 PM at the Police Station Conference Room. Chair King called the meeting to order with members John Tripp, John Turner, and Jason Spangenberg being present. Absent: Susan Lyons and alternate Michele Petraitis. Michael Hinkley, Clerk, took notes.

Members of the public in attendance were Sheila J. Orsi, Brandon Avery, Richard Dwelly, Eva Brown, Dave Brown and Marilyn Borst.

The Minutes of August 19, 2020 were approved. Moved by John Tripp, seconded by John Turner. The motion was unanimously voted.

**Mail:**

The Board received a letter from the Town of Spencer Planning Board for a public hearing regarding an extension to the Major Site Plan to install a 1.98 MW solar array in the location of North Brookfield Road, Spencer. A letter was received from the Brookfield Planning Board for a public hearing regarding an application for a Site Plan Review and substantive amendment to a Special Permit originally granted in March 2019 for a commercial large-scale Solar Power Generation Installation.

**Discussion:**

The Downtown Development Committee (DDC) members present asked for discussion about whether a gas station/convenience store was proposed for development across from the Town House. Chair King stated that no proposal has come before the Pl. Bd. Mr. Tripp summarized his communication with three property owners regarding potential gas station development. The committee mentioned they were applying for grants that would add cultural and supporting uses to the center of town with the Town House renovation. Other locations for a gas station/convenience store were discussed. Bill K. stated that the Pl Bd. should maintain communication with the DDC and to that end he asked for a board volunteer to attend DDC meetings. This will be discussed at our next meeting in October.

Richard Dwelly was seeking approval of an in-law apartment to his property at 2 West Brookfield Rd. The board determined that the plans did not fall within the 900 sq. ft. zoning requirement. The Planning Board informed Mr. Dwelly that his plans did not meet the area requirements for an in-law apartment. He was encouraged to go to the ZBA and request SP permission for a two family house. His property is in the R-11 and R-66 Districts. He is connected to town sewer, but not town water.

John Turner updated the Planning Board about the master plan regarding the zoom meetings and town resident survey. Survey results are coming in.

The Board voted to close the hearing for the 55 West Brookfield Rd. solar array. John Tripp moved, Jason Spangenburg seconded and the Board unanimously voted to close the 55 West Brookfield Rd. hearing. No activity has occurred on this project in over a year. Bill K. had contacted Gina Wolfman, Greenskies Project Developer and she said no further proposal will be forthcoming.

Chair King asked for a motion and second to close the meeting at 8:30, all approved.

Minutes are two pages.

Respectfully submitted,   
Michael Hinkley, Planning Board Clerk