PLANNING BOARD MEETING MINUTES, WEDNESDAY, February 19, 2020

The North Brookfield Planning Board held their meeting on Wednesday, February 19, 2020 at 7 PM at the Senior Center. Chair King called the meeting to order with members John Tripp, John Turner, Susan Lyons, Jason Spangenberg and Michelle Petraitis, Alternate in attendance. Amy Yanover, Clerk took notes.

John Tripp made a motion to approve the January 15, 2019 minutes. Jason Spangenberg seconded the motion. The motion was unanimously approved.

The mail was read which included a Notice of Public Hearing from the Town of Spencer Planning Board on February 18, 2020 on an application by the Town of Spencer, Location: 14/18/20 Mechanic Street; Spencer for Minor Site Plan Review to construct a new municipal parking lot, a letter dated February 13, 2020 from the CMRPC regarding the Town’s dues obligation for the Commission’s costs for the fiscal year and a letter dated 2/13/20 from Attorney Gordon of Spencer, MA regarding the sale of 77 and 81 West Brookfield Road, North Brookfield and their status under c. 61A and a letter dated February 14, 2020 from the Commonwealth of MA Office of the Attorney General approving the warrant articles submitted at the North Brookfield Special Town Meeting on November 8, 2019.

Chair King stated our CMRPC dues will be $1373.72 per their letter noted above. He also stated the DLTA has available grant money.

The hearing for 55 West Brookfield Road solar array was continued.

Susan Lyons and John Turner provided an update on the Master Plan. Susan will be attending the CMRPC meeting on March 12, 2020. Feedback is coming in and survey testing is in progress. They have received the voter list and address labels from the town clerk and are getting a quote from the Center of Hope on providing assistance in mailing the paper survey.

The Board welcomed Michelle Petraitis, Alternate to the Board.

Chair King reviewed the articles for the March 18, 2020 hearing.

B. King stated he received verbal agreement from Matt Parlon regarding bond amount for the Hayes/Chipman solar array. The surety bond amount is to be $251,500+.

Chair King made a recommendation to not exercise the Town’s right of first refusal on the property located at 81 West Brookfield Road, North Brookfield. Susan Lyons made a motion to approve the removal of the five acres located at 81 West Brookfield Road from c.61A. John Turner seconded the motion. The motion was unanimously voted.

Mona Castonguay asked for help on how to proceed regarding her Chase Road property. The zoning does not permit her to have a buildable lot due to lack of frontage for the R30 district. Chair King advised she speak with the ZBA. Alternatively, there was discussion regarding scheduling a hearing in October to change Chase Road R30 District to R11 District because sewer and water are reportedly available.

**Next meeting is March 18, 2020**

Public Hearing on **March 18, 2020 at 7:15 PM** to vote on Zoning Map amendments, Zoning Bylaw amendments and adding the Use Table to the Zoning Bylaws.

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

Meeting adjourned at 8:30 PM. Minutes are 2 pages plus the attendance sheet.

Amy Yanover, Planning Board Clerk

Attendance – February 20, 2020 meeting of the North Brookfield Planning Board

Mona Castonguay