Planning Board Minutes, Wednesday, February 17, 2021

Police Station Meeting Room/Zoom

The North Brookfield Planning Board held their meeting on Wednesday, February 17, 7 PM at the Police Station Conference Room. Chair King called the meeting to order with members John Tripp, and alternate Michele Petraitis in person. Members in remote attendance were John Turner, and Susan Lyons. Michael Hinkley, Clerk, took notes.

Members of the public in physical attendance were, Jim Bernadino of CMG Engineering, Joe Levesque of Levesque Geometrics, Brandon Avery, Pradeep Algoo of Algoo & Sons, Christopher Algoo of CCS Reality, Ryan P. Daley of NBPD, Charles Morrica II, Jason Petraitis of BOS, Karen Kiley of ZBA, Dale Kiley of the BOS, and David Brown. Those who attended virtually are John Alphin, David Brown, Eva Brown, Betsy Cuddy, Lisa Djafari, Tina Floria, Matthew Grant, Tara Hayes, Jeff Howland, Tashina Marie, Ethan Melad, Patrick Wimberly, Amy Yanover, and NB LPAC.

**Mail:**

There was no mail to review.

**Board of Selectmen Vote:**

Jason Spangenberg’s resignation from the Board was received before tonight’s meeting. Since the BOS had advertised their meeting for tonight, they unanimously voted to appoint Michelle Petraitis, Alternate to full member of the planning board. John Tripp, Selectmen, motioned to appoint and Dale Kiley seconded. A new alternate will now need to be appointed.

**Discussion:**

The was a proposed rear lot plan for a property on 31 & 35 Green Road, with 112.6 feet of frontage and total of 1,641,255 square feet. This plan proposes to combine two parcels of land to be 37+ acres. The land is owned by Julianne and Victor Peterson. Chair King asked a motion for approval, John Tripp motioned, Michelle Petraitis seconded. The Board approved the plan.

Chair King made a motion to approve the January 20, 2021 minutes. Susan Lyons moved, John Tripp seconded and the minutes were unanimously approved.

Master Plan update was provided by Sue Lyons. The master plan committee held its first public forum on Feb. 4. The forum had a very good discussion from the public and was an overall success.

The Planning Board meeting was temporarily suspended and the public hearing for the convenience store/fuel station was opened at 7:15PM.

Jim Bernadino, PE of CMG Environmental presented the convenience store/fuel station project proposed for 192 & 206 North Main Street. He stated that the proposal would still be noncon- forming like the existing improvements, but would be less nonconforming. Questions/concerns included the following: Is it necessary to have signage on the canopy? There was concern about lighting from the gas station affecting the abutters. There was concern about what parking would look like when the Town House across the street from the property opens; the answer is that parking would be self-contained on the property. Other discussion was about the gas station being a convenience to the town rather than a destination site, which means additional traffic will not be an issue. A concern was raised that the project commercializes the downtown across from the Town House. Concern was also raised about the lack of recycling containers for the proposal.

After much discussion, Chair King asked the Board whether the hearing should be continued for more information, including the remarks from the peer review engineer. The Board voted 3-2 for closing the hearing, but allowing for the peer review engineer remarks to be available before final decisions are made by the Board. A date of March 24, 2021, 7PM was agreed to for discussing the results of the hearing and making a final decision for the project.

Following closure of the public hearing the Planning Board meeting was reconvened at approximately 9:00PM.

The Board reviewed the zoning amendments proposed for the March public hearing.

Chair King asked for a motion to adjourn the meeting at 9:15pm, all approved.

Minutes are 2 pages.

Respectfully submitted,

Michael Hinkley, Planning Board Clerk