Planning Board Minutes, Wednesday, March 17, 2021

Police Station Conference Room/Zoom

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

Members of the public in attendance were Kate Leach, Jessica Fulghum, Justin Floria, Tara Hayes, Jim Bernadino, Sheila Orsi, Eva Brown. On Zoom was Ethan Melad.

**MAIL:**

The Planning Board received a notice of a public hearing on Tuesday April 6, 2021 from the Town of Spencer Planning Board regarding a stormwater permit for the CVS project. Applicant was Arista Development for the estate of Richard Cormier, and S-BNK Spencer LLC located on four lots bounded by High St, Main St, and Pleasant St.

**DISCUSSION:**

The minutes from February 17, 2021 were emailed/reviewed. John Tripp motioned, Sue Lyons seconded and the minutes were unanimously approved as sent.

The Planning Board reviewed a letter from Eva Brown, dated March 10, 2021 regarding traffic to be generated from the proposed filling station/convenience store on North Main St. The discussion concluded that most of the traffic entering the location would be traffic already on the street. Traffic volumes provided by the Institute of Traffic Engineers for projects of this type were accepted by the Board and supported by the peer review engineer. Chair King proposed two alternatives to the Board, one, that CMG engineering goes to CMRPC and analyze recent traffic count data for Main St. or two, accept the Institute of Traffic Engineers data. John Tripp moved, Michelle P. seconded the latter option and the vote was unanimous. Ms. Brown did not highlight any other issues from her letter.

Kate Leach proposed her inquiry for locating her daycare/pre-school center at 27 Mount Pleasant St. on the first floor of the CCD center. This use is permitted in the Downtown Overlay District. Michelle P. moved and Sue Lyons seconded and the vote was unanimous to approve.

The Planning Board reviewed a MGL, c. 61A request regarding the Gustafson solar project on Elm St. This request comes from moving the access from the Brookfield Orchards property to the south in order to better screen the grid connection. Chair King proposed to write a letter to the BOS to not exercise the Town’s right of first refusal for the .54 acre involved. John Turner motioned, John Tripp seconded and the Board voted unanimously to send a letter of our decision.

Sheila Orsi gave an update about the Downtown Development Committee (DDC). Sheila explained that the DDC was developed to help with the complete streets grant which will redo all of the crosswalks/sidewalks on Main St. The DDC has completed 2 of the 3 tiers of applications and are applying for more grants as they become available for downtown projects. The DDC is now working on applying for another grant called OneStop which will bring money to fix infrastructure including sewer, water and lighting. Another grant program is TAP/Technical Assistance Program, another is Rapid Recovery Planning. BSC Engineering will be doing design engineering for Main St. improvements. Sheila mentioned that DDC info is available on the town website.

Sue L., Co-Chair of the Master Plan Committee provided an update. Their next open forum will be on April 15th and held on Zoom. The topic to be discussed is the downtown. Another meeting will follow sometime in May. Sue also attended the CMRPC quarterly meeting.

The date of our April meeting was voted to be changed to April 28. The Town Clerk will need to be notified for the appropriate posting.

Chair King asked for a motion/second to adjourn the meeting at 8:45pm, all approved.

Minutes are 3 pages.

Respectfully submitted,

Michael Hinkley, Planning Board Clerk