

Planning Board Minutes, Wednesday, April 28, 2021

Police Station Meeting Room/Zoom

The North Brookfield Planning Board held their meeting on Wednesday, April 28 @ 7pm at the Police Station Conference Room. Chair King called the meeting to order with members John Tripp, Michelle Petraitis, John Turner, and Susan Lyons in person. Kimberly Bent, clerk took notes.

Members of the public in physical attendance were James Grace and Tashena Holmes. Tina Floria attended via Zoom.

John Tripp made a motion to approve minutes from March 17, 2021 and March 24, 2021 as emailed. Susan Lyons seconded the motion. Motion unanimously approved by all members.

Chair King announced the hiring of Kimberly Bent as Board Clerk. She was welcomed by all Planning Board members.

Mail

The mail was read which included a Notice of Public Hearing Town of West Brookfield for May 3, 2021 to amend the Town's Zoning Bylaw, a Notice of Public Hearing Town of West Brookfield April 5, 2021 to amend Section 3: Use Regulations, a Notice of Public Hearing Town of Spencer May 18, 2021 to install a ground mounted solar panel system 133 Wilson Street, a Notice of Public Hearing Town of Spencer March 18, 2021 Special Permit for rear subdivision 4 Eagleton Street, a Notice of Public Hearing Town of Spencer Stormwater Permit section 4.11 for proposed CVS project, a Notice of Decision Town of Spencer, Certificate of Decision for approval of request to withdraw without prejudice Freedom Forever Solar at 83 Northwest Road, a Notice of Decision Town of Spencer, Certificate of Decision for approval of request to withdraw without prejudice 22 Norcross Solar at 22 Norcross Road, A Notice of Decision Town of Spencer, Certificate of Decision for approval of request to withdraw without prejudice Spencer Solar Project at 36 Cranberry Meadow Road, a Notice of Decision Town of Brookfield Special Permit & Site Plan denial for failure to obtain super majority of at least four members with vote 3-0 for Jeff Tasse 14 Post Road, a Notice of Public Hearing Town of Brookfield April 7, 2021 for special permit for private profit making school property 8 West Main Street and a Notice of Public hearing Town of Brookfield April 7, 2021 for permission to remove portions of existing stone walls at 29 & 31 Lake Road for creation of paved driveways.

Chair circulated for approval unpaid invoices for Spencer New Leader/Stonebridge Press and JH Engineering for peer review.

The Assessor's office has requested to use some of Planning Board's LPA hours. The Planning Board has 17 hours, Chair King suggested Planning Board give them 5 hours. Michelle Petraitis entered motion for 5 hours to assessor's office which was seconded by John Tripp and approved by Board. The remaining hours will be used for Master Plan.

With Jason Spangenberg's resignation, the Planning Board needed to nominate a replacement/ an appointment by the Board of Selectmen. With Sue Lyons, not running for re-election, she agreed to complete Jason's term of one year. She is Co-Chair of the Master Plan Comm., so her efforts regarding this project will continue. Her assistance is much appreciated by the Board.

Additionally, the Board's Alternate member has been vacant. The Board was fortunate to have two people interested in the position. They were Tashena Holmes and James Grace. Both gave a speech on why they wanted to be appointed. The Board voted by secret ballot, 5-0 and James Grace became the Board's nominee for appointment by the Board of Selectmen. Bill K. will draft memo to BOS for these two approved appointments.

Bill K. mentioned that Karen McCraill had submitted a citizen's article for town meeting on May 7, 2021 regarding Drive-through operations. It was the same article that the Board supports, however the public hearing requirement for zoning articles has not been met, so the article will be passed over. We will be bringing it back with other zoning amendments in the fall.

Chair King motioned to adjourn at 7:30, all approved.

Next meeting May 19, 2021 @7pm (In person only)

Minutes are 2 pages.

Kimberly Bent, Planning Board Clerk