

North Brookfield Planning Board Meeting Wednesday May 19, 2021

The NB Planning Board held their monthly meeting Wednesday May 19th at the Police Station Conference Room. Chair Bill King called the meeting to order at 7PM. In attendance were planning board members Michelle Petraitis, John Turner, John Tripp, alternate James Grace and clerk Kimberly Bent. Members from the public were Mona Castonguay and Tina Floria. Absent from this meeting was board member Susan Lyons.

Chair Bill King asked for a motion to approve minutes from April 28th meeting as emailed. John Tripp made the motion and John Tuner seconded, unanimously approved by all members present.

Mail:

Town of Spencer – Sunpin Solar -North Brookfield Road – Request for extension of site plan approval on Feb 16, 2021 was Denied.

Town of Brookfield – Special Permit and Site Plan for Jeff Tasse for Commercial Fuel Storage Plant at 14 Post Road was approved by 4-1 vote.

Town of West Brookfield – Public Hearing schedule May 24th

1- hear application to amend the Zoning Bylaws Section 1 General, by amending Section 1.52 B Non-Conformity; and to amend Section 5: Special Requirements by amending Sections 5.3 B 6 Signs

2 – to see if the Town will vote to amend the Zoning Bylaws to include a new section 3.28.10 Battery Storage, for the use of batteries or storage of batteries for any Solar Energy Facility

New Business:

Received check from Mona Castonguay for the sum of \$150.00 for ANR Plan Fee. Mona requested approval for a plot plan for Chase Road. The Planning Board members voted to approve plot plan and informed Ms. Castonguay that she needs to have a hearing/meeting with ZBA to obtain special permit or variance for frontage if lot is to be buildable. Plan was drafted by A. Berry, PLS from Athol. Plan combined three lots into one with 49,924 SF with 33.29 feet frontage on Chase Rd. Plan also showed 1,467 SF of rear land to be sold to an abutter. Property in R30 and R66 districts.

DDC requested LPA hours for One Stop Grant application. Chair King explained we already gave some hours to Assessors and the rest is needed for the Master Plan. Michelle Petraitis made motion to retain the LPA hours, seconded by John Turner. Motion was unanimously approved.

CMRPC delegate and alternate for year are needed. Their annual meeting is June 10. Motion made by John Tripp to have Susan Lyons delegate, Bill K. alternate, seconded by John Turner. Unanimously approved.

Board Reorganization – John Tripp motioned for Bill King to remain as Chair, seconded by Michelle Petraitis – unanimously approved by all members. John Tripp motioned for Michelle Petraitis to be Vice Chair, seconded by John Turner, unanimously approved.

Moving Files – Chair discussed moving our file cabinets from the Senior Center to the board health room. Board Chair will coordinate with BOS/BOH.

Board of Health Room – all board members discussed having meeting with Conservation Commission , Board of Health and Planning Board on how to proceed with use of the room.

Editing 2018 Zoning Bylaw version – Chair King and Kimberly Bent spent two hours at the town hall updating and editing the Zoning Bylaws from May 2018 to the present. Chair King noticed we are still missing two amendments, so they will be added. An updated Zoning Bylaw draft will be sent out for member review/edit.

Motion to adjourn – 7:50pm, Chair entertained motion to adjourn by J. Tripp and was seconded by M. Petraitis. Unanimously approved.

Next meeting is June 16, 2021.

Minutes are two pages.

Kimberly Bent, Clerk