**PLANNING BOARD MEETING SEPT. 22, 2021**

The Planning Board held their monthly meeting at the Police Dept. Conference Room on Sept 22 @ 7pm. In attendance were Chair Bill King, Michelle Petraitis, John Tuner, John Tripp, James Grace and Kimberly Bent. In attendance for the public was Marlene Foley, Michael Aja, Mark & Ruth Alford, Tara and Brian Hayes, MaryJo Lavin, Susan Laflamme, Emily Lavin, Eva Brown, Don Lavin, Hannah Lavin, Bob LaFlamme and Brandon Avery.

Chair King called the meeting to order at 7pm. A motion to approve the minutes from Sept 1st meeting, as sent by email was made by John Tripp, seconded by John Turner, and unanimously voted by all members. Three invoices were presented for Board’s approval from Stonebridge Press ad for 9/3&9/10, Bill King for postage stamps and Kimberly Bent for three months clerk salary. All invoices were approved and signed by all members.

**MAIL:**

The Board received an anonymous letter about the property 75 New Braintree Road being used as a petting zoo. The Board decided to take no action as the letter was not signed.

The Board received a letter from Marybeth Manny asking for refund of funds for 55 West Brookfield Rd. solar project. Chair King declined the refund as peer review and hearing was conducted over a year ago and no funds remain in the account for this project.

Town of Brookfield – Public Hearing on 8/4/21 for Steve Bressette of Summit Engineering & Surveying, Inc. and Tyler Latour asking for permission to remove existing stonewall from property at 5 Molasses Hill Rd to create two curb cuts onto property.

Town of Spencer – Public hearing for 9/21/21 for Major Site Plan Review- Town Spencer - 69 West Main Street – to improve and upgrade wastewater treatment plant. Meeting continued to 10/21/21.

**OLD BUSSINESS:**

John Turner attended a virtual meeting for CMRPC/Rural Caucus three weeks ago. The meeting wanted input from towns on what they needed. Chair expressed that our town needed Chapter 90 money to repair our roads. These meetings will continue quarterly.

**NEW BUSSINESS:**

Susan Lyons was our CMRPC delegate, and she has resigned, so we need to appoint a new delegate. Michelle Petraitis made a motion to accept James Grace as new delegate, seconded by John Tripp and unanimously approved by all members.

Chair received a phone call from Michael Toomey asking about zoning at 24 Fullam Hill Road. Chair King explained that he concluded the frontage was in R11, given the zoning map and R11 zone across street. Sewer may not be available, so a lot would have to meet Title 5 requirements for a septic system.

Chair made motion to suspend the planning board meeting at 7:15PM and start the public hearing, seconded by John Tripp and unanimously approved by all members.

Chair King called the public hearing to order and read the advertised notice to those present. Chair  
King also went over guidelines for meeting, asking that folks to please do not repeat what someone else has already stated, keep comments to under two minutes, raise your hand to be acknowledged and state your name before speaking.

Hearing began at 7:15pm with the Business General 2 District concerning properties on E. Brookfield Road and Slab City Road. The two owners directly affected are Tomasian and Holdcraft. The Board would like to change zoning of these properties from R66 to BG2. In this proposed BG2 district, the lots will have to be a minimum of 40000 square feet and have minimum frontage of 200 feet. This proposed district would not have any frontage on Slab City Road or Town Farm Road, but would have approximately 2500 feet of frontage on E. Brookfield Road and be 400 feet north of Slab City Road.

Abutters MaryJo and Don Lavin spoke about concerns about it being a rural area and curious about what is going to be on this property. Chair explained that the board is being proactive to make more spaces for future businesses to come into Town and help us grow. Bob Laflamme asked about property behind Chase Precast and wanted to know if that could a better stop for business zone. He was informed that Techo Block owned all said property and it is presently zoned Industrial.

Brandon Avery asked about zoning of properties north of the proposed district, Chair answered R66. He expressed support for extending BG2 District further north on E. Brookfield Rd. to abut Industrial District.

Don Lavin asked if the property could have a stipulation that it could not be used for a Solar Project. Chair and John Tripp explained that solar is permitted by special permit in the R66 District. Chair explained our solar project zoning and no applications have occurred since we amended our Bylaw.

MaryJo Lavin expressed she would like to increase the district setback distance from Slab City Road. The Board offered to change it from 400 feet to 425 feet which she declined. Chair then offered from 450 feet and they declined again. Mrs. Lavin stressed she would be in agreement if it was 500 feet from the street.

All members discussed what uses would be permitted in the proposed BG2 District and setbacks. It would follow the setbacks for the BG District. Members agreed to 500 feet setback from Slab City Road, and the Lavins concurred.

Chair moved on to the definition of the Adult Entertainment and a definition. He sked if anyone had any comments, in which there were none. All members accepted the Adult Entertainment definition as stated.

Chair moved on to Drive-through operations definition. Chair received two emails today, one at 4:30pm and one at 5:00pm from Ethan Melad and Sheila Orsi who could not attend this meeting. They are not in favor of the Drive-through operations in the Downtown Overlay District. They also want additional research regarding regulating such operations and perhaps having them available in other zoning districts.

Eva Brown agreed with Sheila and Ethan, i.e. she did not want a drive-through in the downtown area. She was told the drive-through was not for the gas station and she was pleased that the gas station would not be getting a drive-through.

Brandon Avery expressed that the drive-through zoning could be made south of First Congressional Church for business zoned property only. Chair and members decided to accept proposed definition for Drive-through operations. Additional research will be completed on this matter and hopefully have a new proposal for Spring 2022.

Zoning Map Changes - The property located at 2 West Brookfield Road consisting of 5.48 acres is presently zoned R11/R66. A single family house is proposed to be a two family house. Sewer and water are available. Changing the property zoning to R11 would permit the two family to be realized. No one present was opposed to the proposal.

Town property located at the intersection of W. Brookfield Rd. & Brookfield Rd. is presently zoned R30. It is proposed to be changed to R66, to conform with abutting district. The opposite side of Brookfield Rd. is zoned R11.

Chair made motion to close public hearing at 8:25PM, seconded by Michelle Petraitis, and unanimously approved by all members. The Board then reconvened the suspended regular planning board meeting.

**OTHER BUSINESS**

Master Plan – John Tuner stated he is nearing completion of the Open Space Plan. He has some map updates yet to be finished by CMRPC. He is entering all 2020 Census information. Once the Open Space Plan is completed, the Master Plan will follow.

Michelle Petraitis made motion to adjourn, John Tripp seconded and unanimously voted by all members.

Next meeting is Oct. 13 and will add 331 North Main Street to the agenda as ZBA hearing is Oct 28.

Minutes are three pages.

Kimberly Bent – Clerk