**PLANNING BOARD MINUTES- November 16, 2022**

The NB Planning Board held their monthly meeting at the Police Department conference room, Nov. 16, 2022 at 7:00pm. In attendance were planning board members Bill King, John Tripp, John Turner, Michelle Petraitis, Brandon Avery and Clerk, Kimberly Bent. Members from the public were Karen Hubacz, Roger Davis and Brian & Jenna Anderson.

Chair King called the meeting to order at 7pm.

John Tripp made motion to approve minutes from the October 19, 2022 meeting which was seconded by John Turner and unanimously approved by all members.

**MAIL:**

Town of Brookfield – Public Hearing to amend their Adult Use Marijuana Bylaw

North Brookfield ZBA – The Board returned Mr. Paradise’s application as it was incomplete

KP LAW P.C. invoice for $997.14 for professional services through September 30, 2022 in reference to Mr. Paradise’s special permit application

CMRPC invoice #5076 for $1794.70 for NB 2022 OSRP assistance

**OLD BUSINESS:**

The Earth Removal Bylaw discussion took place with input from Karen Hubacz. After the discussion, the Board decided that an update of the Earth Removal Bylaw is needed and it should be incorporated into the NB Zoning Bylaws. The Planning Board will send a letter recommending this to the BOS. One change that was agreed on was that a five member Earth Removal Bylaw committee consisting of BOS-PB-ZBA-Highway Supt. and Conservation Comm. would oversee the Bylaw. The Pl. Bd. will review further Bylaw issues at its next meeting. If the revised Bylaw is to be ready for the May 2023 town meeting, a final Bylaw draft is needed by February 3, 2023. The Clerk will type the final draft for discussion at March 15, 2023 Pl. Bd. meeting/public hearing. An interim working draft will also be typed for Board use.

Master Plan update from John Turner: he is waiting on one document from BOS, then he will electronically send the OSRP to the State. A short approval turn-around is expected.

The Board reviewed changes to Forms A, B, and C, John Turner made motion to approve the changes to the forms, seconded by John Tripp and unanimously approved by all members.

**NEW BUSINESS:**

Brian and Jenna Anderson of 79 Ward Street submitted their in-law apartment proposal for review on the second floor of their proposed garage. The proposed apartment meets all zoning requirements for the R11 District. Michelle Petraitis made motion to recommend sending an approval letter to the Building Inspector, seconded by Brandon Avery and unanimously approved by all members. Chair will send letter to the Building Inspector.

Brandon Avery gave highlights from CMRPC quarterly meeting. This meeting went over the 2050 vision on transportation. Brandon will be attending the Rural Caucus Zoom meeting on Nov 29th.

Chair King opened discussion regarding Mr. Viner’s open meeting law complaint. The Chair has not heard from the AG’s office regarding this. The Board believes that the complaint is without standing.

A Valley View School solar project (5MW) may be proposed in early 2023.

A MGL, Chapter 61A ROFR request was reviewed for Hayes property at 25 North Street. The Hayes family wants to sell 65.4 acres to Jim Murray. The Board reviewed the request and voted to have the Town waive its right of first refusal. A letter will be drafted by the Chair and sent to the BOS.

The next meeting will be held on December 28, 2022 at 6pm.

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

Minutes are 2 pages.

Completed by Kimberly Bent, Clerk