**PLANNING BOARD MEETING- MARCH 15, 2023**

The NB Planning Board held their monthly meeting at the Police Department Conference room on March 15, 2023 at 6pm. Bill King called the meeting to order. In attendance were planning board members, Chair Bill King, John Turner, Brandon Avery , Michelle Petraitis, and Clerk Kimberly Bent. John Tripp was absent from this meeting. Members from public were Jeff Zukas, Bob Cote, Robert Anderson, Fred Smith, John Couture and Amber Cote.

Minutes from February 15. 2023 - Motion made by John Turner and seconded by Brandon Avery to approve as emailed, unanimously approved by members present. Michelle Petraitis abstained as she was not present at the February meeting.

**INVOICES:**

Master Plan – 35 books printed – Select Print Solutions $794.00

Open Space Plan – 25 books printed - Select Print Solutions $824.42

Stonebridge Press – Public Hearing - $88.20

**RECEIPTS:** ANR Form A, Two lots – Zukas $75.00 & Cote $75.00

**MAIL:**

Town of Spencer - Notice of Decision for 83 Northwest Road – approved ground-mounted solar

**NEW BUSINESS:**

Jeff Zukas presented ANR plan for .3918 acres of back land in North Brookfield and 33.95 acres in Spencer. Spencer Planning Board approved and signed the Mylar for this plan. The Mylar copy had the surveyors stamp, but the paper copies did not. Michelle Petraitis made motion to approve plan as presented, seconded by John Tuner and unanimously approved by all members present.

Bob Cote presented an ANR plan for 9 Bell Road for Lot 2 consisting of 1 acre and 150 feet of frontage which meets R30 District requirements. John Turner made motion to approve plan as presented, seconded by Michelle Petraitis, and unanimously approved by all members present.

CMRPC Rural Caucus via Zoom, March 22 at 6:30pm for Broadband discussion. Brandon Avery and Bill King will attend.

Motion made by John Tuner and seconded by Michelle Petraitis, to suspend PB meeting and convene the Public Hearing for Earth Removal and Filling Bylaw, unanimously approved by all members present.

**Public Hearing called to order at 6:15pm:**

Chair King read the public notice which was published in The New Leader on February 17 and 24, 2023. The Board proposes to amend Section VI. General regulations by adding a new subsection J. Earth Removal and Filling Bylaw. (The hearing ad stated subsection K., however it should have been subsection J.)

Discussion: Chair explained that the Earth Removal and Filling Bylaw has been under the Conservation Commission since 1993. The proposed Earth Removal and Filling Board will consist of five members, one from each of the following departments: BOS, PB, ZBA, Conservation and Highway Superintendent.

John Couture suggested that the PB should also draft a Town Bylaw that would apply to all active gravel/sand pits and their present activities/uses. This bylaw would not grandfather any pits. The bylaw would inventory the status of all pits (active or inactive) and report what is being done on the property. He also suggested that the PB considering adding an accessory use section/definition. John stated that he would provide a draft for accessory uses to the PB.

He also said that Section 8.i. needs to be changed from one year to two years, to be consistent with the Town Bylaws.

Motion made by John Turner to conclude public hearing at 6:35pm and reconvene the PB meeting, seconded by Brandon Avery and unanimously approved by all present.

**OLD BUSINESS:**

Dwayne and Susan Dube, 32 Sylvania Grove are requesting a two car, two level garage for their residence on Lake Lashaway. Builder Robert Anderson made the presentation on behalf of the Dubes. A ZBA Special Permit is needed to construct the garage. The proposed garage is 24 x 24. If built, the lot coverage ratio maximum would be exceeded. Also, the front setback requirement cannot be met. The Board received a letter from Carl and Cindy Mahlstedt of 30 Sylvania Grove in support of this construction.

Given the unique situation with the layout of Sylvania Grove road and the minimal overage of the lot coverage ratio, a motion was made by John Tuner to accept plans as presented and send a letter of recommendation to the ZBA for a Special Permit, seconded by Brandon Avery and unanimously approved by all members, except Michelle Petraitis abstained, as she is on the ZBA.

Bill King will send recommendation letter to the ZBA.

Chair King presented a letter to the Board that he drafted regarding Goal 1 of the Master Plan for appointment of a Master Plan Committee by the BOS. After discussion, the Board decided to change four members from the community to two and six meetings per year to four. A motion was made by John Turner to accept the changes as stated, seconded by Brandon Avery and unanimously approved by all members present. A letter will be forwarded to the BOS.

John Turner made a motion to adjourn at 7pm, seconded by Brandon Avery, unanimously approved by all members present.

Next Meeting April 15 at 6pm. Minutes are two pages.

Completed by Kimberly Bent, Clerk