**PLANNING BOARD MEETING- MAY 24, 2023**

The NB Planning Board held their monthly meeting at the Police Department Conference room May 24, 2023 at 6pm. Bill King called the meeting to order. In attendance were Planning Board members Bill King, John Turner, Michelle Petraitis, Brandon Avery, John Tripp and Clerk, Kimberly Bent. No members from the public were present.

Minutes from April 19, 2023 meeting- Motion made by John Turner and seconded by Brandon Avery to approve as emailed, unanimously approved by members present.

**MAIL:**

Town of Spencer PB: Special Permit Application - Julie Peloquin D.B.A. Black Tulip Massage – 7 Terkanian Drive – June 13, 2023 meeting date.

**NEW BUSINESS:**

Reorganize the Board – Michelle Petraitis made motion, seconded by John Turner and unanimously approved for Bill King to continue as Chair.

John Tripp made motion, seconded by John Turner and unanimously approved by all for Michelle Petraitis to continue as Vice Chair.

CMRPC delegate – John Tripp made motion, seconded by Michelle Petraitis that Brandon Avery continue as delegate.

Alternate to CMRPC – John Tripp made motion, seconded by John Turner that Bill King be the alternate.

Bill King discussed returning the balance of Master Plan budget funds back to the general fund as the Master Plan committee work is completed. The amount is approximately $14,905. The Master Plan was completed for a cost of $10,095. Thank you to the MP Chair, John Turner and all the committee members for a well done project. The Town saved significant money by doing this project with committee volunteers.

Clerk Bent informed the Board that she will have three invoices for the next meeting: stamps, payroll and Microsoft Word.

Melissa Huard, 35 Mill Road called Board asking questions about possibly adding garage, rear lot split and/or accessory building requirements.

Dennis Trela called B. King twice about the odor from Green Gold. The Chair suggested we ask the BOH, BOS, Attorney James McMahon and neighborhood residents to our June Meeting. Chair will reach out to all parties.

The Board welcomed John Tripp back to the Board after winning the position at the recent Town election.

All members of the Board signed paperwork for the Registry of Deeds regarding ANR plan recording. The Board also sent paperwork regarding CMRPC delegate and alternate to CMRPC.

Assessor Sheila Buzzell asked for the Board to donate LPA hours for tax map updates. The Board voted to donate 10 hours to the Assessors. Bill will contact the Assessors about the decision.

The Board reviewed fees for special permits, site plan review, preliminary subdivisions, definitive subdivisions and ANR plans. Following review of neighboring town fees and discussion, the Board concluded that our existing fees are reasonable.

Chair King wants to start a discussion regarding the North Brookfield Subdivision Regulations.

All members were asked to read and critique the current regulations for the next meeting. In addition, members were asked to contemplate additions like open space subdivision options and small scale subdivision options (less than six lots).

**OLD BUSINESS:**

Chair King informed the Board that he has not heard back from Town Counsel on the Earth Removal Licensing Bylaw as a General Town Bylaw. The proposed article for the Special Town Meeting on June 16, 2023 may be passed over if we do not hear back.

Next meeting June 28, 2023 at 6pm.

Minutes consist of two pages

Submitted by Kimberly Bent, Clerk