**PLANNING BOARD MEETING- AUGUST 16, 2023**

The NB Planning Board held their monthly meeting at the Police Department Conference room Aug 16, 2023 at 6pm. Chair Bill King called the meeting to order. In attendance were planning board members Bill King, John Turner, Brandon Avery , John Tripp, Vaughn Schlegel, Alternate and Kimberly Bent, Clerk. Michelle Petraitis was unavailable for this meeting. Members from the public present were Jessica Mayernik, Simon King-Trudeau, Trish Settles, Daniel Bonham, and Giovanni Tracanella.

Minutes from July 19, 2023- Motion made by Brandon Avery, seconded by John Tripp to approve minutes, unanimously approved by members present.

**MAIL:**

Town of Spencer – Jaime Scarff/Spencer Solar Farm LLC - North Brookfield Road - install a large-scale solar PV facility hearing.

Town of Spencer - Todd Tallman/Cornerstone Bank - 176 & 184 Main Street - Major site Plan Review & Storm Water Permit hearing.

Town of Brookfield - Public Hearing Aug 2 at 7pm - Special Permit Request - TCP Realty LLC c/o Jeff Tasse - for automotive repair and service on property located at 14 Post Road.

Town of New Braintree - Paul & Nancy Paradise/William Lavigne - Special Permit Request - Texas Backyard Barbeque at 755 Barre Road hearing.

Town of North Brookfield BOS - There is a spending freeze for all departments with budget items over $100 requiring BOS approval.

**NEW BUSINESS:**

ARN plan for 12 Mad Brook Road – owners: Sarah & Bryan Flory. Lot 1 will consist of 2.13 acres and 250 feet of frontage. The second lot will consist of 6.83 acres and 593.59 feet of frontage. The plan presented meets all the requirements of Zoning Bylaw for R-66 District. Brandon Avery made a motion to accept ARN plan, seconded by John Tripp and unanimously approved by all members present.

 Trish Settles from CMRPC spoke to the Board and public on how our LPA hours are earned and used. The PB can accumulate max. of 24 hours and start in July with 12 hours. Bill King proposed using some of the LPA hours to update the Town’s subdivision regulations. Trish said she would get back to her team and email the Chair back with a proposal and a time estimate. She said if we had any more questions her email was tsettles@cmrpc.org.

 **OLD BUSINESS:**

 Dan Bonham spoke on behalf of Vibram about their revised plans. Due to the increase cost of materials and construction they have downscaled their project. He presented new plans to the Board. Vibram already has an approved site plan from 2022 and would like to start construction with the new plans asap. John Tripp asked if Vibram was still going to fix the town sidewalk along School St. Dan said it was not part of the plan at this time, but it is something we can discuss. The problem of employee parking was discussed. The crosswalks will stay the same, parking will stay the same, drainage will stay the same and the exterior will stay the same. They will be changing the windows to a more energy efficient and functional window. Chair King asked that the nine pane windows that the previous plans had, be reconsidered for this revised proposal. The revised plans will not need to have another public hearing as the building footprint will not be changed. Bill King asked Dan Bonham to email him a letter with all differences from the approved Special Permit plan to the revised plan for the Board to review before the September 20th meeting. The Board intends to formalize their decision at the next meeting in September.

 In other business, Brandon Avery asked the Boad to consider making a fence bylaw. B. King said he would look into this further. One question to consider is: should this be a General Town Bylaw or a Zoning Bylaw. Examples from other towns will be researched for discussion at another meeting.

 Chair King asked if the October, November and December meetings could be changed to the 4th Wednesday of the month due to a conflict in scheduling for Vice Chair, Michelle Petraitis. Clerk Bent will look into using the Senior Center, as the Police Station conference room is not available.

 We will revisit this at our September meeting.

John Turner made a motion to adjourn at 7:40pm, seconded by Brandon Avery, unanimously approved by all members present

Next Meeting is September 20 at 6pm.

Minutes consist of two pages.

Minutes submitted by Kimberly Bent, Clerk