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

The NB Planning Board held their monthly meeting at the Senior Center, November 15, 2023 at 6pm. Bill King called the meeting to order. In attendance were Planning Board members Bill King, John Turner, Brandon Avery , John Tripp, Vaughn Schlegel, Michelle Petraitis and Clerk, Kimberly Bent. A member from the public was Diane Hopkins.

Minutes from October 25, 2023- motion made by John Tripp, seconded by Brandon Avery to approve minutes, and unanimously approved by all members.

**MAIL:**

Mr. Jim Murray sent in a letter and paperwork in regards to changing the zoning map along North Street. The R30 District typically follows along streets with town water to a depth of 200 feet. Apparently past updates of the Zoning Map had missed the town water area on North St. He provided old zoning maps from 1993, 1982 and 1963 showing how the zoning used be. At some point, the former R22 District was changed to R66. Mr. Murray’s letter states that roughly 500 feet of town water line exists on North St., so he would like the zoning changed on North St. to be consistent with the rest of the town which has the R30 District coinciding with the availability of town water. Michelle suggested that the Water Dept. be contacted to see if they have a water line map that the Planning Board could check to see if any other streets have been missed on the Zoning Map. B. King will contact the Water Department. This proposed map change will be researched and discussed at the next meeting.

The Planning Board received a letter via the Town Clerk from MA Attorney General’s Office approving the Sand & Gravel Bylaw with accessory uses amending town general bylaws.

**NEW BUSINESS:**

Diane Hopkins of 28 Brooks Pond Road brought in a plot plan for three lots surveyed by Thomas R. Fancy, Land Surveyor. Lot 2 consists of 5.298 acres with 250 feet of frontage. Lot 3 consists of 7.002 acres with 250.08 feet of frontage with the existing home. Lot 4 consists of 6.132 acres with 83.38 feet of frontage and is a rear lot. All of these lots meet the Zoning Bylaw requirements and setbacks. John Tripp made a motion to accept the plan proposal, seconded by Michelle Petraitis and unanimously approved by all members. All Board members signed the Mylar plan and paper copies were stamped/dated.

Brandon Avery attended the quarterly CMRPC meeting in which they discussed the expansion of transportation, state/federal grant offerings for road improvements and the 2050 plan.

Chair King asked Brandon Avery if he had any news from the DDC Committee. He said they got approval for Phase 1 of Complete Streets, the east side of North Main Street. Work should start in Spring 2024.

B. King gave a brief summary of the CMRPC Broadband Zoom call. Only two town representatives participated. Little will happen in the next six months except a possible regional group including the Brookfields being formed to submit a proposal to the state for underserved areas.

**OLD BUSINESS:**

B. King opened discussion about the draft for the fence bylaw. The Board members had some questions and wording changes. The Chair will make a final draft for the December meeting.

Chair King opened discussion on the draft of an ADU bylaw amendment. The Board had a discussion with lots of questions and word/phrase changes. The Chair will make another draft for the next meeting.

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

Next Meeting is December 27, 2023 at 6pm at the Senior Center.

Minutes are two pages.

Completed by Kimberly Bent, Clerk