**PLANNING BOARD MEETING- DECEMBER 27, 2023**

The NB Planning Board held their monthly meeting at the Senior Center, December 27, 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, Alternate, and Clerk, Kimberly Bent. Michelle Petraitis was unavailable for this meeting. Members from the public were Kathy Premo, John Ingemi Jr., Sandra Ingemi, Atty. Blaise Berthiaume, Atty. Nelson Ezen and Robert Boyd, PLS .

Minutes from November 15, 2023- motion made by Brandon Avery, seconded by Vaughn Schlegel to approve minutes, and unanimously approved by all members.

Invoices – Payroll for October, November, and December for Clerk, Kimberly Bent

**NEW BUSINESS:**

Plot plan presented for 3 Wigwam Road, owner Doris Kmiecik, plan by DC Engineering & Survey, Charlton, MA. The plan presented had a street name incorrect, Hanson Road not Smith Hanson Road. John Tripp made a motion to table this plan and seconded by John Turner and unanimously approved by all present members.

Plot plan presented for 14 & 16 Central Street, owner John & Theresa Ingemi, plan by HS&T Group, Worcester, MA. The note on the plan stated as follows: applicant is seeking to transfer parcel A to Lot 2 to become an undivided part of Lot 2 and is not to be considered a separate building lot. The proposal makes both lots less nonconforming. Motion to approve plan as submitted was made by Brandon Avery , seconded by Vaughn Schlegel and unanimously approved by all members present.

Plot plan presented for 21 Town Farm Road, agent for Peloquin Family, Linda McGinley, plan by B & R Survey, Inc., Worcester, MA. The plan would make Lot 1; 66,000 sq. ft or 1.515 acres with 289.37 ft. of frontage and Lot 2, 547,783 sq. ft. or 12.575 acres with 290.02 frontage. This plan meets all dimensional requirements. Motion made by John Tripp to approve as submitted, seconded by Brandon Avery, and unanimously approved by all members present.

Plot plan presented for Hines Bridge Road, Peter & Carol Gaucher Estate, plan by New England Environmental Design, LLC, Rutland, MA. The plan showed Lot 1 (Rear Lot) 49.44 Acres; this lot cannot be further subdivided with 81.59 ft. of frontage. Lot 1 also has an existing access easement in Plan Book 959 plan 79. Parcel A, 1.18 acres will be combined with other land of Peter & Carol Gaucher recorded in the W.D.R.O.D., Book 4917, Page 99. There is a remaining parcel with 21.1 acres being retained by the estate. The Board inquired about what businesses will be conducted on the property and if all of the old farm equipment, dumpsters and trailers have been removed. Bernard Nowak is personal representative of the estate. A new owner will be purchasing Lot 1. Reportedly, the property has been cleaned up and two businesses are conducted, namely a sand and gravel business and a wood cutting/firewood business. John Tripp made a motion to approve the plan as submitted, seconded by Brandon Avery, and unanimously approved by all members present.

After a short discussion, the Board decided to revisit the plot plan for Doris Kmiecik. The street name was corrected on the Mylar and copies. The plan would make Lot 49 consisting of 2.0002 acres with 208.14 feet of frontage on Wigwam Road and 362.58 feet on Smith Hanson Road. All the remaining land will be combined with 3 Wigwam Road.

John Tripp made a motion, seconded by Brandon Avery, and unanimously approved by all members present.

The Board discussed moving all future meetings to the Senior Center on the 3rd Wednesday each month at 6pm. All members agreed that the Senior Center is a good place for meetings. Clerk Kimberly Bent will contact Michelle Thayer to confirm availability.

The Planning Board received two letters from the AG’s office dated Nov 2: the first one approving May 5, 2023 warrant Article 2 and the second approving Article 19. The Chair and Clerk will get together and add these to the Zoning Bylaws.

The Chair had inquiry from Craig Kierman about a lot he is buying which was formerly part of a 2003 subdivision plan on Brookfield Road. The lot survey has not been recorded.

The Chair proposed the 2025 budget to the Board. CMRPC dues go up every year 2.5 percent and the BOS recommended that nonunion employees receive a 1-2 percent increase. The Clerk will receive 2%. Motion made to approve budget by John Turner and seconded by John Tripp, approved unanimously by members.

The Clerk asked if she could order a new stamp for Mylar copies, as it is not working anymore and a stamp for return address on envelopes. Brandon Avery made a motion to approve the purchase of two stampers, seconded by John Tripp and unanimously approved by all present members.

Due to incorrect zoning map changes in the past, brought to the Board’s attention by Jim Murray, North St. has 570 feet with town water. Both sides of street need to in R30 District. The Chair also contacted the Water Dept. Superintendent and inquired about Brickyard Rd. It has town water for a distance of 380 feet. The North St. map change will be an article for the May Town Meeting.

**OLD BUSINESS:**

The fence bylaw final discussion was opened. All questions were answered, and all agreed on the final draft.

Chair King opened discussion for changes to ADU bylaw. All questions were answered, and the next draft will be ready for the January meeting.

**MAIL:**

Town of Spencer approved Cornerstone Bank remodel, 472 East Main St. solar project and denied two lot subdivision on Charlton Rd.

Town of Brookfield approved 14 Post Rd. propane tanks.

John Turner made a motion to adjourn, seconded by John Tripp, unanimously approved by all present members.

Next Meeting is January 17, 2024at 6pm at the Senior Center.

Minutes are two pages.

Completed by Kimberly Bent, Clerk