PLANNING BOARD MEETING MINUTES, WEDNESDAY, November 21, 2019

The North Brookfield Planning Board held their meeting on Thursday, November 21, 2019 at 7 PM at the Senior Center. Chair King called the meeting to order with members John Tripp, John Turner, Susan Lyons and alternate Jeff Smith in attendance. Jason Spangenberg was absent. Amy Yanover, Clerk took notes.

An Application for Endorsement of Plan Believed Not to Require Approval was submitted by Diane Tillotson of 5 Rufus Putnam Road with a check dated November 21, 2019 for $75.00. The applicant is seeking to combine 4,140 square feet from Lot 7 to Lot 5. The remaining frontage in both lots is conforming for the R30 District, but not the R66 District. Chair King stated when two nonconforming lots are in two districts, the more restrictive district or larger lot requirements control per our bylaw. He will talk to the Building Inspector/Zoning Officer and tabled the plan application.

John Tripp made a motion to approve the minutes of October 16, 2019. John Turner seconded the motion. Motion unanimously voted by all members.

The mail was read which included a statement from Stonebridge Press for advertising, a Notice of Public Hearing from the Spencer Planning Board for a hearing on November 19, 2019 for a Major Site Plan Review/Special Permit- Applicant: Sunpin Solar Development, LLC: Owner: Peter and Carol Gaucher, Location: 22 Norcross Road to install a Solar Farm in the Rural Residential District and a Major Site Plan Review/Special Permit/Subdivision - Applicant: Spencer Solar LLC; Owner: Ash Spencer Realty LLC, Location: Ash Street to install a Solar Farm in a Rural Residential District, and a Notice of Public Hearing from the Spencer Planning Board for a hearing on December 17, 2019 for a Major Site Plan Review from Bayside Engineering; Owner: Town of Spencer, Location: 7 Meadow Road to install a Salt Shed in a Rural Residential District Zone.

Chair King stated Matt Parlon sent him an email regarding the surety bond for the Hayes/Chipman Solar Project. The Board reviewed the various solar projects and the required surety bonds. Chair King proposed $35,000 per MW DC totaling $296K for the 8.3 MW DC project. This is based on the previously approved bond for Hanrahan and similar to Brookfield Orchards.Gustafson.

John Tripp made a motion to approve the letter to Richard Kennan, Water Department Superintendent regarding his request for support for watershed protection zoning via an overlay district. Susan Lyons seconded the motion. The motion was unanimously approved. Bill will send letter.

John Turner proposed a minimum of once a month for the frequency of inspection of solar projects under construction. Chair King proposed the next inspection for December 1, 2019 at 2:00 PM at Brookfield Orchards solar array driveway on Elm Street with a rain date of December 8, 2019.

Susan Lyons stated a Master Plan subcommittee was formed, interviews with town departments and a questionnaire is in process, and the next meeting is December 18, 2019, at the library at 1:00 PM.

Chair King asked Susan Lyons and John Turner how they envision use of the Master Plan money voted on at the town meeting. Susan stated costs will most likely include postage, printing, plan copies and map editing. They intend to keep track of it all. Chair King will contact CMRPC to get an idea of the budget for map updates. John Tripp will ask the Selectmen how the Pl. Bd. Master Plan Co-Chairs will access the money.

Chair King stated he was at the DDC meeting where they presented the strategic plan.

Chair King asked Bd. members to review the Reference Table of Uses by District by taking the Bylaw and going through the list, checking it and see if anything needs to be added. The Board agrees it is a good addition to the Bylaw. Chair King tabled it until December meeting.

Chair King asked the Board if they would review the North Brookfield Zoning Assessment handout. It is from the CMRPC Rural 11 project report. Chair King stated there was some confusion in the report on our Bylaws regarding permitted uses, and the parking requirement and amendments in the overlay district and split zoning districts that he would like to review at some point. Susan Lyons recommended we have a joint meeting with the DDC. The Board concurred.

Chair King stated he received notice from the Town Clerk that the Attorney General has approved the Recreational Marijuana and Hemp Cultivation Bylaw. We now can add it to the zoning bylaw on the Town website.

Next meeting is December 18, 2019.

Susan Lyons made a motion to adjourn the meeting. John Tripp seconded the motion and the motion was unanimously approved.

Meeting adjourned at 8:45 PM. Minutes are 2 pages plus the attendance sheet.

Amy Yanover, Planning Board Clerk

Attendance – November 21, 2019 meeting of the North Brookfield Planning Board

There were no attendees