

NORTH BROOKFIELD PLANNING BOARD March 29, 2017 Meeting Minutes

Meeting was held at Town Offices, BOH Office. Meeting called to order by Chair King with members Grace and Walters present.

Motion to approve February 15, 2017 minutes, seconded. So voted unanimously.

March 15, 2017 meeting minutes have been read and approved.

Information from assessors was provided by Mary regarding two tax map lots on a preliminary proposal for a 7500SF retail development at 2 Oakham Road. Bill called Matthew Bombaci of Bohler Engineering, due to zero lot line setbacks, the building should be moved to the south side of the lot. Discussion on this matter will be carried over to April 26, 2017 scheduled meeting.

Michael Giangrande, 120 Oakham Rd. is looking to add an in-law apartment in R-66 District. Michael's plan was reviewed. He has to do a flow test on his septic system for building inspector. Following review of proposed building envelope and setbacks, the board agreed with proposal. We will send letter to building inspector.

Steve Woods, 322 No. Main St., Bill drafted a letter granting permission with conditions for a used car retail location. Town Counsel has provided their opinion for how we proceed. It is required that the cars reasonably fit on the property and not encroach on the sidewalk. A motion was made to approve this letter, seconded. So voted unanimously.

Discussion regarding 62 W. Brookfield Road, attorney for ZPT says that the title company has a problem with last sentence of conditions in our special permit: "decision is pending approval of abutter to north of Lot #11, James Allen." (The National Grid switch/meter pole locations were not known at the time of our decision, hence our use of the now to be deleted statement.) Atty. Bovenzi asks that PB correct the apparent inadvertent error by voting to delete the referenced statement from its decision and to reflect this by voting to delete this sentence from our decision. Motion was made to delete this sentence as shown above in italics, seconded. So voted unanimously.

Copy of surety bond for \$30,030 for decommissioning 52 West Brookfield Road was requested by ZPT to be approved. We've had their decommissioning plan for several weeks and had not researched whether the proposed bond amount was adequate. Do we feel we have enough information to approve this tonight? We need to do some comparisons to other projects in other towns. An opinion from Dale Kiley is needed to see his view on the matter. We need to know if \$30,030 is adequate surety. Dale to be contacted by Bill. Bill will also call Charlton planner for their experience.

Dupre property is zoned R-30/R-66 and not industrial. It is a nonconforming, grandfathered use. David Miller is interested in the property for marijuana cultivation, however, it is not appropriately zoned. Central Mass Regional Planning was asked if marijuana cultivation is an agricultural use and it technically is not.

In response to John Tripp's new letter sent to planning board regarding municipal solar projects proposed in town, he was invited to this meeting. This is not an official agenda item, so five minutes was granted for his concerns. Mr. Tripp did not attend the preliminary hearing on these proposals. He stated that the municipal solar projects will adversely affect the town's people. These projects will result in lost open space and recreation use. There are other commercial locations in town that can be used for solar such as the landfill. Energy credit revenue to the Town for municipal solar is not known. The Board's decision to waive the 20% coverage ratio at the preliminary hearing was based on the Melink presentation and the people present. Jim G. wants abutters to be satisfied and he has received no response regarding revenue, he wants to see proof of the return is, to help decide if this is the best use of town open space. If the proposal moves forward, engineering will be done and another public hearing will take place.

PB took this opportunity to mention to the public present that the Town Master Plan is expiring in November and we need a commitment of volunteers to work on committees. People need to volunteer according to their interests. We will seek grant opportunities to help finance the update. It was also mentioned there are three seats open on the PB, interested residents need to have a write-in campaign at the town election.

Zoning amendments and clarifications may have to wait until fall, as we do not have time for May town meeting.

A mandatory meeting for department heads is set for April 5, 2017 to discuss budgets.

Dues for Central Mass Regional Planning is already paid and estimated to be \$1,275.67.

List of potential zoning amendments was mentioned by Bill, they will be discussed at our next meeting on April 26, 2017.

Shaun Stewart has resigned and he has notified Town Clerk in writing.

Bill Scanlan was present to discuss options for updating the town's master plan. He is a professional planning consultant. A current master plan is a requirement for many state grants. He said our format is fine, overall content is fine and things have been accomplished in the last 10 years. If we update by chapter, it will be a lot of work. A new resident survey should be done. Bill Scanlan can also direct us regarding funding and what options are available. The original document contains good maps. He doesn't think we need to go through the same process again, issues should be somewhat the same. He mentioned the Hardwick PB as an example to follow. They held a one day event for assisting their update, a state of the town forum.

A preparation phase is needed to put together information summarizing what has taken place from 2007 to 2017 and then look forward another 10 years for the second phase. We may also consider a 5 year plan. A professional facilitator could be designated for our update. The low cost option would cost between five-ten thousand dollars for a state of the town/strategic plan. A full revision would cost at least \$25,000. Bill S. was a former CMRPC employee and assisted in developing the initial master plan. Same survey can be used to collect data on issues in town. We can use Survey Monkey. UMass students may be available to assist.

The same Master Plan statute is still in effect, so the same type of document is required. We hope to have decisions made at future board meetings after the town election. The board should have five members again. Bill Scanlan is willing to be a facilitator. Bill can provide assistance in seeking out grants. DLTA and CMRPC-LTA time can be used for this project.

Motion to adjourn, seconded, and so voted. April 26, 2017 is PB next scheduled meeting.

Submitted by Kim George-Kort, Clerk