

Brimfield Planning Board Meeting

Date: January 6, 2021

Convened: 7:02pm

Members Present: Dave Killian, Russell Smith, Pam Marquis, Kate Koprowski, Jonathan Silverstein (Town Counsel)-Meeting Virtual as well

ANR's/Site Plan Review: Reed Map 5 Block B Lot 5.5, Kristen Reed is applicant and David Reed is the Owner, address 23 Champeaux, David made the motion to accept the plan as presented, Russell seconded, all in favor none opposed. Check for \$100 #958. Michael Kozyra- 7 St. Claire Road, making one lot into two lots, Applicant is Joseph Kozyra, Owner is Marie Dugay, Map 10 Block D Lot 4, Dave moved to approve the plans as presented, Pam seconded all in favor none opposed. Check for \$100.00 #404. Levesque- proposed lot A will have 150 ft of frontage, move the line and make it one big lot, proposed lot 3R, created proposed lot B, leaving existing lot 3. Dave asked if any questions, move to accept the plan as presented, Russell seconded, all in favor none opposed. Check #1201 for \$300 was submitted. Levesque Geomatics will bring additional plans and drop off at Annex.

NEW BUSINESS: BOS member to discuss plans for common, walk-ways and Gazebo-Mike Doyle on behalf of the BOS, discussed the walkways they would like to put on the common, through a grant. Pathway on the common should be ADA compliant, Historical likes the plan as well. Dave asked if the BOS wants us to hold the public hearing or if they want Planning to handle it. Dave asked if there will be a Warrant Article on this, Mike said no. Jonathan asked where the Public Hearing requirements. The sidewalk portion does not require building permits, just the electrical does. If the money in question was a gift (Attorney Jonathan) went over 53A for the gifted funds, the statute allows the board to spend as needed. No warrant articles for this project. The gazebo needs to go to Public hearing with Planning Board for Site Review. Plot plan drawn by engineers will be needed. January 25th will be the BOS/Planning public hearing, the planning board clerk will work with the BOS clerk to get advertising done.

SITE PLAN REVIEW:

HEARING 7:30pm: Opened the hearing at 7:37pm. BETA/SunPin Solar- Chris Nolan is reviewing the project. Presented the application, had peer review comments, received additional comments last week. Kevin from TEC- had several concerns comments, resubmission was done towards the end of November. Kevin had a conversation with Mr. Steven Borgatti, made great progress with the civil issues. They will be combining the lots, the steep grade road. Improved that geometry. January 4, 2021 addresses. They addressed attention to drainage, the design and operation of the site will be critical. They addressed those concerns. Main outlet types still on the site, some are still orientated to face the property. Within the bounds of Brimfield property itself. We have not seen the responses to comments for Brimfield Planning, or address those submittals that must go with Warren, our electrical subconsultant has had comments, with no updated set with Warren project we can't address it. Would like to see a landscape plan their plan was inadequate screening to the west. This board should require screening and landscaping should be considered. Police details for construction, in notes. Drainage is reasonably mitigated detail it in the response reconfirm conveyance of the water into the culvert under Brookfield Road. Dave asked if we need more time to further define what is happening up there. Kevin said the use is in question and the necessity is it there. It would not be appropriate for anything. There is no use currently, is its technical merits -No board members have questions. Dave mentioned that we need more time. Jonathan Silverstein, the site plan approval to access a use in another town that has denied that use. It may end up looking different down the road. Engineering comments need to be addressed fully before this board can move forward. Chris Nolan said they will complete the Warren set and file the additional documents properly, will

continue for another month until February. The board seems happy with continuing to February. 411 Brookfield Road Andi Hendgen, inviting both Planning and Beta, look at the culvert can't handle the water, her property can't handle the water, she spent lots of money on this property. Invites the engineers. Kevin is happy to look at that property, with a representative from BETA, so they both see them at the same time. Kevin said has a use question for the board and town counsel, #14 comment, question on the residential structure, would it be a residence and office access issues- this is new since the last submission. Is it temporary or residential, this driveway is a common driveway with a residence part 2 uses on lot? Sam from Sunpin, they were going to lease back to the original owner. Send copies to the zoning officer, regarding the original land. Andi Hedgen finds it interesting the attempt of green energy is ripping out 100 acres of trees. Continued until February 3, 2021 at 7:30pm. Ask for the updated plans in Warren. Presentation, opportunity to review warren project because of how it affects Brimfield, landscape plan, more money since this has been 3rd review, KP law purpose of access road to service in Warren, is it premature to review an access road to nowhere. (\$7957 and \$910 total bills)

OLD BUSINESS:

- Review Order of Conditions for Webber Road- made changes as the board asked. Jonathan will tweak a few bullet points. The clerk will meet outside of a meeting.
- Warrant Articles to be addressed-Sign Bylaw (zoning officer will get us a draft) and Storage Containers (limit per property and not be seen from public ways, fences to block them but still have access. 200 square feet and over needs permits and or site plan review. Site plan review- projects under a specific size to pass automatically. Set a dollar limit excuse site plan review requirement. Projects that don't require permits, should not have full requirements of site plan review. Our Town Attorney, said we can waive any or all requirements if less than 25%, and we may broaden 7.2 to exterior or accessory structures, or municipal uses. We have no municipal exemptions in our bylaws. Under zoning- site plan 7.4 shows a lot of detail required for every plan. Jonathan is suggesting skip all that. May exempt after review, at our discretion, minor site plan review, process before site plan ask for the waiver. Adopt regulations. Ask other boards about plans. Adult use marijuana bylaw-Jonathan made a recommendation about delivery businesses of marijuana. Amend this exempt delivery businesses. If site review laws are observed, beef up the laws for control, making it more enforceable. Dave will speak to the Zoning Officer about zoning items.
- Annual Report-add fees collected to FY2022. FY2021 report can be sent to the BOS.

OTHER:

-Review minutes of December 2, 2020-Dave made a motion to accept as written, Russell seconded, all in favor, Pam abstained

-Mail-reviewed

-review emails-reviewed

-Sign Payroll-signed

-next meeting- February 3, 2021 at 7pm

Motion to Adjourn: Dave made a motion, Kate seconded, all in favor none opposed.

Adjourned: 8:58pm