**Planning Board Minutes**

DATE: March 1, 2017

Convened: 7:00pm

Members Present: Dave Killian, Russell Smith, Sheila McCarthy, and Pamela Marquis

NEW BUSINESS: Discuss when Public Hearing will be for warrant articles. Rebecca Casinghino looking for definitions for bylaws. Rebecca Casinghino, at 220 Palmer Road, runs a by appointment only Crossfit facility. Started running as an at home business. The board of health has categorized her as a full-service gym, which she is not. She is not open for business for all set hours, it is appointment only. The BOH is asking her to increase her septic or close her doors. She is in the business district, she uses just her garage, the BOH is concerned about the use and availability of the toilet. She does not employ people, so that follows the cottage industry laws. The BOH gave her permission to continue doing business until she reached 20 people during the day, but her amount of people changes daily. Rebecca also petitioned to change the bylaws to include a fitness facility. The planning board believes she falls under a home-based business. Dave advised her to seek an engineer and Pam gave her other ideas with regards to BOH.

ANRs/SITE PLAN REVIEWS: Project 09061A- Denis Gamache- Map 8 Block C Parcels 21 & 22, The plot plan shows moving of a property line and additional lot being conveyed to Denis Gamache. The members state that the lot size and frontage are met per the Town of Brimfield’s Bylaws. Pam makes a motion to endorse the plan as presented, Russell seconds, all are in favor and none opposed. The Mylar has been signed by all members, a check for $50 was received and the signed Mylar was handed back to property owner to be recorded at the Registry of Deeds.

OLD BUSINESS:

-changes to Order of Conditions (just putting this on the agenda so we don’t forget to address it either at this meeting or future meetings). The Planning Board will revisit once we are done with the Bylaw changes, the Public Hearing and Town Meeting. Talked about changing the fee schedule.

OTHER: Dave discussed his conversation with Nelson with regards to a resident wanting to put in a trucking business and Dave let him know about the new changes to the bylaws that may help with the service industry. Discussed the Cumberland farms situation with regards to parking. Pam would like to have a true traffic engineer to work on the Planning Boards behalf. Dave has brought up the earth removal and how we added to the earth removal because the original one did not cover the commercial zone as well.

* Reviewed minutes-January 4th and 18th minutes, as well as February 1st minutes. Pam made a motion to accept the January 4th minutes as amended, Russell seconds, all in favor, none opposed and Sheila abstained. Sheila made a motion to accept the January 18th minutes as presented, Russell seconds all in favor and none opposed, and Pam abstained. Pam made a motion to accept the February 1st minutes as amended, Russell seconds all in favor and none opposed, and Sheila abstained.
* Signed payroll
* Mail

Pam makes a motion to adjourn, Sheila seconds, all in favor and none opposed.

8:19pm