

Planning Board Meeting Minutes
Town of Brookfield, NH
267 Wentworth Road
Brookfield, NH 03872

Thursday February 16, 2017

- I. Chairman Rick Surette called the meeting to order at 6:30 PM.**
- II. Roll Call: Members, Alternates, Appointment of Alternates per RSA 673:11,673:12**
 - A. Members present: Chairman Rick Surette, Vice-chairman David Champy II, Rob Collins, Ed Comeau, and Selectman Rich Zacher.
 - B. Alternates present: (none).
 - C. Members and Alternates absent: Jim Freeman, Dianne Smith and Geary Ciccarone.
 - D. Members Tardy: (none)
- III. Appointment of Alternates per RSA 673:11, 673:12.**

(No alternates were present for appointment.)
- IV. Public Comments.**

(None).
- V. Announcements/Correspondence/Mail.**
 - A. A copy of *Public Works* magazine will be available in the office.
- VI. Review and Possible Approval of the January 20 and January 27, 2017 Meeting Minutes.**
 - A. Copies of the January 20 and January 27, 2017 meeting minutes were distributed to Planning Board members.
 - B. **Motion: Rob Collins made a motion to accept the January 20, 2017 meeting minutes as submitted.** Second: Second: Ed Comeau. The motion passed unanimously.
 - C. **Motion: Rob Collins made a motion to accept the January 27, 2017 meeting minutes as submitted.** Second: David Champy II. The motion passed unanimously.

VII. New Business-

Preliminary Review of Minor Subdivision Proposal - Map 15 Lot 2

- A. Jeffrey Greenhalgh was present and said that he was curious as to the process of subdividing a property.
- B. Chairman Rick Surette explained that the requirements are in the Zoning Ordinance and the application can be found in the Rules of Procedure. The administrative assistant provided a copy of the application to Mr. Greenhalgh.
- C. Rob Collins explained that any part of the application that does not apply can be waived upon request and subsequent approval from the Planning Board. Mr. Collins added that it's the Planning Board's duty to ensure that all the resultant subdivided properties are buildable lots.
- D. Mr. Greenhalgh was also encouraged to review the Brookfield Subdivision Regulations.
- E. Rob Collins explained that part of the process involves a public hearing where abutters may provide input at the hearing.

VIII. Old Business-

Discussion of Pending State Legislation

- A. Ed Comeau explained to those present that many times Planning Boards are unaware of proposed legislation and therefore are not able to provide input for the committees to modify the proposals. Mr. Comeau then informed the Planning Board that HB 265, which is still in committee, proposes regulations for ADUs in condominiums. Mr. Comeau added that the list of proposed legislation that he previously submitted to the Planning Board has been processed already. Another proposal is being submitted to the House regarding the costs incurred for notification of changes to zoning boundaries.
- B. Ed Comeau reported that he testified at a meeting of a committee that was reviewing a proposal to add a beer tax. Once the author of the proposal saw the resistance to the proposal he apologized to the attendees. The committee voted against the proposal.
- C. Ed Comeau reported that another proposal to add a sixty cent tax on premium cigars was also defeated.

**IX. Public Comments.
(None).**

X. Member Comments.

- A. Rob Collins notified those present that two Planning Board positions are available for re-election. Rich Zacher explained that three people are running for the two open positions. Chairman Rick Surette explained that alternates may be instated as members in the event that regular members are unavailable.
- B. Rich Zacher announced that the public was invited for morning coffee on the morning of March 4, 2017 at the Town Hall.
- C. Rich Zacher added that the Town Meeting will take place on March 14, 2017. Voting will take place between 1 PM and 6 PM and the meeting will begin at 7 PM at the Town Hall.

XI. Adjournment

At 7:03 PM the Planning Board meeting was adjourned.

Respectfully submitted by
George Nick, Administrative Assistant.

_____ Date 2/18/17