

Minutes DRAFT

Brookfield Planning Commission

Date: December 12, 2023

Present: Gwynn Zakov, Chair, Martha Judy, Patricia Kennedy, Jim Merriam, Keven Ring, Will White

Others Present: Jon Binhammer, Chair of the Conservation Commission; Mike Fiorillo, Zoning Administrator.

Public Present: Wendy Wanger

Chair Zakov called the meeting to order at 7:02 p.m.

Merriam/White moved to approve minutes from the November meeting. The minutes passed unanimously.

The planning commission considered updates to the Development Bylaws.

Jon Binhammer, Chair of the Conservation Commission, recommended changes to the Conservation District provisions. His recommendations were based on information gathered from earlier public input to the Conservation Commission.

Mike Fiorello, Town Zoning Administrator, made recommendations on changes to the Development Bylaw. Concerns related to the need for a professional appointment to the position of Zoning Administrator; tiny houses; Air BnB's; nature of a dwelling and a business; the need for surveys for site plans or subdivisions; caution re small setbacks, e.g. 6 ft. setback for camping trailers; recourse as an option for some situations; what the appeals process is, clarifying multiple housing on one lot, clarifying notice procedures, clarifying when campers have to be hooked up to utilities, who checks about 100 day period; reference in the bylaws about driveway cuts, website checklist about other requirements, and enforcement issues.

The next meeting will be January 9. Agenda items will include: the Brookfield Center Village District, the Conservation District, the recommendations of the Zoning Administrator, and what to share at Town Meeting.

Chair Zakov adjourned the meeting at 9:06 p.m.

Respectfully submitted,

Martha Judy