

Planning Board of
Town of New Braintree 20 Memorial Drive
New Braintree, MA
E-Mail: planning@newbraintree.org
Web: <https://www.newbraintreema.us>

Call to Order:
Nov 7 2022 7:00PM

Attendees:
Jason Ayer, Chair
Genevieve Stillman,
David Thompson Stephen Thomas

Minute Taker: Stephen Thomas

Absent: Jody Kablack

Minutes

Recap of CMRPC forum on New Braintree Airport

Discussion:

Genevieve: Selectman (current and former) were at the meeting. Several tables were set up at the forum, each table made suggestions for future uses of the airport. Some ideas presented at the forum: Bed and Breakfast, Senior housing, cluster housing, camp ground, wedding venue. Most of the attendees did support the Rail Trail and felt it could be constructed and used along with the airport uses. CMRPC will be back in New Braintree in December to present findings and sketches of potential uses. The Selectman present seem to think that nothing will pass Town Meeting.

Notes from CMRPC are attached to these minutes.

Proposed use of 753 Barre Road (aka Reed's Restaurant)

Discussion: on letter from Paul Paradis (handwritten) dated 10/14/2022

Jason: Paul Paradis, a North Brookfield resident, is seeking approval to open a gun shop (repair and sale) at 753 Barre Road. This may require a special permit from the ZBA.

Genevieve: If Mr. Paradis signs a P&S (Purchase and Sales agreement) he can apply to the Zoning Board. This will require a public hearing where the residents can comment. Seems that people don't have a problem with a firearms shop, but there may be some issues with the way his other 'shop' is run (trash, signage, etc).

Jason: There may be some siting requirements, because it is a gun shop. Since the previous restaurant will be used (no new construction) then it may be grand-fathered in. But will need security. The use is different, restaurant – to gun shop.

No action needed.

Assessor Maps

Genevieve : The assessors did not have enough money in budget and would like to use some of the hours the planning board has with the CMRPC (the planning board get 30 hours per year, and have used 9 for Tanner Airport this year). The Assessors asked for some of these 'credits' – approximately 8 hrs. worth. The assessors will provide us with new maps.

Motion: To transfer up to 8 hours from Planning board to the board of Assessors, for the 2022-2023 calendar

By: David vote : 4/4 in favor (passed)

Second: Genevieve

Motion: to Approve Planning Board Minutes from the Aug 1, 2022

By: Genevieve
vote: 4/5 (passed)

Second: David Thompson

Correspondence: No significant mail, notifications from abutting towns

Meeting adjourned 7:36 pm