



Telephone (603) 673-8855, ext. 216  
Fax (603) 673-8136

**TOWN OF  
BROOKLINE, NEW HAMPSHIRE**  
*Conservation Commission*

P.O. BOX 360 – 1 Main Street  
BROOKLINE, NH 03033-0360

<http://www.brookline.nh.us>

**Minutes  
Tuesday, February 09, 2021  
Conservation Commission  
Meeting Start at or about 7:00 PM**

**Present:** Francis (Buddy) Dougherty, Chairman  
Jay Chrystal, Vice Chairman  
Tom Rogers, Member  
Jerry Jaworski, Member  
Roy Wallen, Alternate  
Ron Olsen, Selectboard Representative  
Drew Kellner, Alternate Selectboard Representative

**Absent:** Sean McNair, Alternate and Eric DiVirgilio, Alternat

**This meeting was held Virtually via Zoom**

Buddy called the meeting to order at 7pm He stated they are meeting electronically and remotely under the governor's Executive Order 2020-04 and Executive Orders #12 and #23. In following with these orders, he asked each commission member to state where they are, why they are there and who, if anyone, is in the room with them. All members responded.

**Public Hearing for Bond Payment**

Pursuant to N.H. R.S.A. 36-A:5, the Brookline Conservation Commission will hold a Public Hearing on **February 12, 2021** at or about **7:15 PM**. This meeting will be a virtual (Zoom) meeting. This hearing will consider the use of Land Acquisition Funds in the amount of **Sixty Thousand Four Hundred Forty Five Dollars (\$60,445)** for the 2021 Bond Payments due for the acquisition of lots **K-33 and K-34**.

Buddy opened the public hearing. Jay read the public hearing notice. He said this is the bond payment for Lot K-33 and K-34 the BCC had purchased a few years ago. **Drew made a motion to allow the payment of \$60,445 from the Conservation Commission fund for the bond payment due for the purchase of lots K-33 and K-34. Jerry seconded. Roll call vote Buddy, Jay, Drew, Tom, Ron, Jerry, Sean, and Roy all voted yes.**

Conservation Commission Minutes  
February 09, 2021

**Overall Workforce Housing Proposal Plan – Chad Branon, Fieldstone Land Consultants**  
**Comments for the Planning Board**

**In attendance for this discussion Chad Branon, PE from Fieldstone Land Consulting, Joe Tamposi and Jake Tamposi and, Bruce Gilday with BAG Land Consultants.**

**Drew Kellner** recused himself from this discussion and votes on all various Board and Committees as he is good friends with the attorney involved in this project.

**Chad** said he would like to have Joe Tamposi start off with the presentation to the Board (See attached). **Joe** said he is here tonight with his brother Jake they are proposing this application to the Planning Board next week but was asked to come to the Conservation Commission first for any comments. **Joe** said work force housing is a complicated project and it is sorely needed in southern New Hampshire as housing prices have been on the rise. Housing that is affordable to people who make 60% percent of the median income. If you look at Brookline over 59% of the households that earn less than \$75,000 a year are cost burdened. Which means they pay more than 30% of there annal income on housing costs. Workforce housing is regulated to be less than 30% of there income for household costs.

This mean the people that work in this community can also afford to live in the town that they work in. RSA 674: 58-61 which states that every municipality shall provide reasonable and realistic opportunities for the development of workforce housing, including multifamily rentals. This allows multifamily affordable housing even if the town doesn't have workforce housing regulations.

Brookline does have a workforce housing option in its zoning. It requires at least 10 acres located along the Route 13 corridor, allows 5 units per multifamily building, Allows one 5 unit multifamily building per 3 acres of upland lot area, with additional bonus density possible. There are no developments like this built in Brookline at this time. The reason this is important is the way the state RSA is written it states that every municipality has to offer its own share of workforce housing units. There is a real shortage in Brookline, the share of the workforce housing unit should have been 774 in 2017. There were a few building designs pictured in the presentation. This property is 126 acres across from Fine lines (194 Route 13) the vast majority of this site will be open space. He understands there are concerns about adding more children to the schools. This development is intended for both young professionals and older residents they cannot discriminate against children. The Hollis Brookline school system attendance has been declining over the last few years. **Jerry** asked how the school taxes are proportioned in a development like this. **Joe** said these would be rental units so the owner of the property would pay the school taxes through the tax bill.

**Chad Branon** (Fieldstone Land Consultants) said lot D-50 consists of 121.7 acres, it has frontage on Route 13 and wraps around Lot D-70 which consists of 4.5 acres. These lots are situated on the east side of Route 13. Most of this lot is in the Residential/Agricultural district there is a small area to the east that is in the Commercial/ Industrial Zone. They are proposing to combine the two lots into one lot then subdividing that lot into two lots. Lot one would consists of 58 acres with the workforce housing development located on it and the second lot would consist of the remaining 68 acres. The workforce housing development will consist of 80 units in total. There will be 16 buildings with 5 units in each. They will also build a community building. Per the workforce housing regulations for the Town of Brookline 16 units would require 48 acres they will be providing a total of 58 acres. There will be a community well. The road will be private, it will take access off Route 13 and will loop around. It will be about 900 feet long and will provide



ample area for emergency vehicle use. There are 37 test pits on the property. They were able to cluster the buildings and the road on the more favorable part of this lot. There will be about 30 feet between each building. They are not anticipating any impact on the wetlands or wetlands buffer on this lot. This project will require significant site review and permits from the State and review from the Town. There are some jurisdictional wetlands on the property along Route 13 toward lot D-76 on the eastern side of this property and there is a stream to the north they are not proposing any development in that area but the stream runs through a significant area of this lot. They are working with a wetland's scientist on this project, Bruce Gilday with BAG Land Consultants. **Tom** said this plan depicts what you will be doing with lot one, do you have any plans for Lot two at this time. **Joe** said they have no definitive plans at this time for lot two. **Joe** said they also plan to build the 80 units in two phases of 40 units each. **Tom** asked if it was possible that lot two would also but used for a similar project. **Joe** said yes, it is possible if there is a need in the future. **Jay** asked how the open space area is protected on this lot and who will control the uses of that open space. **Chad** said by open space they meant an open area that they have no plans to impact and it will remain undisturbed. **Jay** asked about public access. **Chad** said currently they are not proposing public access, but they could discuss it. It could be protected by some legal documentation at some point. **Jay** said he understands this will be open space for the benefit of being open but not for public use, no hunting fishing no trails recreation areas. **Jake** said at this time that is the plan, but they are willing to entertain input from the Commission if they feel that is important, they are not dead set on this at the moment and are willing to look into it. We're not dead set on this it is still early in the process. **Jerry** said he has seen specific conditions listed on the deed that state what can be done or how the open space can be used. Some are listed as open to public access for the use of the town residents under the Conservation Commission purview. Maybe you could look into that. **Chad** said they will look into it. There are no requirements requesting protected open space. **Jay** said if they had a consideration a public access easement for the Conservation Commission is something he would recommend looking into. People will access it whether you want them there or not and this would help control the activity that would happen on this lot. **Jake** said he appreciated the feed back and they will take it into consideration. **Jay** said he has a question about the subsurface system, are you far enough along in the process to know what those systems will be like for the septic disposal. **Chad** said they have laid out the system, you can see them laid out on the plans around the buildings. They have roughly sized the systems and have done flow calculations. They are anticipating an enviro type system for each unit. This will be a community system for each building. They have done the work for allocating the locations of the systems. Nitrate setbacks have been met and he showed on the plan where they are located. **Jay** asked if they had hit bedrock and how far down was it. **Chad** said they found Bedrock around 4 to 5 feet. There is plenty of soils for receiving effluent for these systems. We haven't completed all the calculations this at this time. **Jay** said it looks like there is one bedrock community well planed for this project. **Chad** said yes that is correct. **Jay** asked if they have done any testing at this time to see what the quality or quantity of the water is going to be when you get into it. **Chad** said they are just starting to get into that right now. **Jay** asked what they though the water flow would be. **Chad** said he doesn't have those numbers to share right now but hopefully will soon they are. **Jay** would be interested in being updated when this information becomes available and also how the storm water run-off will be delt with, infiltration and how it will come off the road, also salt use on the property and where the snow storage will be located. **Buddy** said in the past people have put in water gardens with a dry well in the middle and the Commission found that to be unfavorable they would like to see a natural bottom for filtration. **Jay** said they are looking to avoid a ground water injection situation and have as much



of a natural treatment with the storm water runoff. **Chad** said for storm water they will have to meet local and state regulations. It will be complex with a pretreatment system before it gets into the storm water management area. When they make a submission, they will gladly send them to the Commission as well. The Board thanked everyone for coming in.

#### **Minutes**

**Tom made a motion to approve the December 8, 2020 and the January 12, 2021 minutes as amended. Seconded by Buddy. Roll call vote Buddy, Jay, Drew, Tom, Ron, Jerry, Sean, and Roy all voted yes.**

#### **Revolving Fund (Drew)**

**Drew** said they are looking for clarity from DRA at this point, but they are looking for a second account to keep Ghost Train Funds separate. They believe we can use a revolving fund for the Ghost Train Funds but there were some ambiguities in the RSA between the NH Municipal association the DRA. There will be a determination made by the DRA in a few weeks. If it is a viable option, there will be a warrant article for us to put money in it and take money out but it allows us to separate out money for the Ghost Train funds but could not be used for other things.

#### **Wild & Scenic Small Grant Program (Drew)**

**Drew** said he and Tom spoke about putting a grant application together for the area of 20 South Main Street (the Brick house). In the field behind that house there is a field that could use some trees planted for shade along the river. The other possibilities are bird boxes at the Martin field. They can apply for up to \$5,000. **Tom made a motion to allow Drew to apply for the Wild and Scenic Small Grant Program for up to 500 for the planting of trees and bird box materials for the Martin property. Ron seconded. Roll call vote Buddy, Jay, Drew, Tom, Ron, Jerry, Sean, and Roy all voted yes.**

#### **Boundary Markers (Drew)**

**Drew** said he found markers that are 5 feet long and 3 inches wide and made of fiberglass flat stock. These are driven about 2 feet into the ground. There is a special tool that is needed to install these markers. We can have stickers made that state Owned by the town of Brookline, Meridian Land Services has agreed to buy the installation tool. The price per marker is cheaper the more you purchase, and the stickers have a onetime fee of \$50 for an art set up fee and then you can call them and have them deliver more when you run out. **Drew** said these markers are used a lot as permanent bounds. **Drew** would like to design a sticker that states Town of Brookline. The Board agreed these would be a great asset to have and keep the boundaries clear.

#### **Barry Camp (Drew)**

**Drew** said he would like to have the Conservation Commission sponsor his son Matthew to go to the Barry Camp. The cost is \$500 he will make a donation to the BCC in the same amount. When his son comes back from camp Drew would like him to make a presentation to the Commission about his experience. The Board agreed that was a great idea. **Ron made motion to sponsor Matthew Kellner to go to the Barry Conservation Camp with the understanding that Drew Kellner would ultimately cover the cost. Jay seconded. Roll call vote Buddy, Jay, Drew, Tom, Ron, Jerry, Sean, and Roy all voted yes.**

### **E-Bike Information**

After a short discussion the Board agreed they should look into the rules and regulations that other towns and the State have in place for these and add this to the next agenda to discuss. **Jay** said they should prepare a presentation on E-Bikes at the next Conservation meeting. **Tom** said he would look into this, but he doesn't think there is a rush to get it on the March meeting but maybe by April or May. The Board agreed. **Jay** said they should have enough information to have a discussion and a decision by the June meeting.

### **Pit Toilet Camp Flannery (Tom)**

**Tom** said he has someone who will look into where the best place is for a pit toilet at Camp Flannery and he believes he has an Eagle Scout lined up to make the pit toilet.

### **Gates**

**Buddy** said the snowmobile club has bought and put up two gates on the railroad bed where the no trespassing signs are. They have asked if we could split the cost with them. **Tom made a motion to reimburse \$246.17 to the IceBreakers Snowmobile Club from the Ghost Train funds to split the cost of the two gates on the Railroad bed. Buddy seconded. Roll call vote Buddy, Jay, Drew, Tom, Ron, Jerry, Sean, and Roy all voted yes.**

### **Maps**

**Jerry** said he has replaced the map on the website that shows the conservation land. **Tom** thanked **Jerry** for all the hard work on the mapping. **Drew** said they should be thanking Tom for all the signs he has made also.

### **Invoice**

**Tom made a motion to pay \$7,500 for the 8 acres purchased and added to Lot F-111 to come out of the Conservation funds. Buddy seconded. Roll call vote Buddy, Jay, Drew, Tom, Ron, Jerry, Sean, and Roy all voted yes.**

### **Non-Public**

**Jay made a motion to go into non-public session under RSA 91-A:3, II (d) for purpose of land acquisition and under RSA 91-A:3, II (c) for matters which discussed in public, may adversely affect the reputation of any person and immediately adjourn the meeting. Seconded by Buddy. Roll call vote Buddy, Jay, Drew, Tom, Ron, Jerry, Sean, and Roy all voted yes.**

**Jay made a motion to come out of non-public session and seal the minutes. Seconded by Tom. Roll call vote Buddy, Jay, Drew, Tom, Ron, and Roy all voted yes.**

### **Adjourn**

**Buddy made a motion to adjourn at 9:30pm. Tom seconded. Roll call vote Buddy, Jay, Drew, Tom, Ron, Jerry, Sean, and Roy all voted yes.**

**Francis (Buddy) Dougherty, Chairman** \_\_\_\_\_

**Jay Chrystal, Vice-Chairman,** \_\_\_\_\_

**Tom Rogers, Member,** \_\_\_\_\_

**Jerry Jaworski, Member** \_\_\_\_\_

**Ron Olsen, Selectman Representative,** \_\_\_\_\_

**Drew Kellner, Selectman Representative Alternate,** \_\_\_\_\_

Minutes prepared by Kristen Austin

Next Conservation Commission meeting will be held on March 9, 2021

# **Brookline Workforce Housing Presentation**

---

Workforce Housing Proposal  
February 2021



## What is Workforce Housing?

---

- Per NH R.S.A. 674:58, workforce housing is affordable (meaning housing costs are no more than 30 percent of income) to renters making up to 60 percent of the area median income
  - For Brookline, this means 3-person households making up to \$59,940 per year, or 4-person households making up to \$66,600 per year
  - In Brookline, the majority (59%) of households earning less than \$75,000 are cost-burdened, or paying more than 30% of income on housing
  - Workforce housing rents are regulated and required not to create a cost-burden on residents



## Communities Benefit from Workforce Housing

---

Occupation	Average Income in NH
Elementary School Teacher	\$59,930
Police Officer	\$58,820
School Social Worker	\$54,340
Licensed Vocational Nurse	\$54,220
Firefighter	\$47,120
EMT/Paramedic	\$37,710
Waiter/Waitress	\$26,660
Brookline Area Median Income	\$113,600

Towns benefit when people who serve the community can afford to live there

Data from U.S. Bureau of Labor Statistics ([https://www.bls.gov/oes/current/oes\\_nh.htm#00-0000](https://www.bls.gov/oes/current/oes_nh.htm#00-0000)) accessed 1/29/2021

## NH Workforce Housing RSA—Recognizing the Need

---

- RSA 674: 58-61 states every municipality shall provide reasonable and realistic opportunities for the development of workforce housing, including multifamily rentals
- Every Municipality shall provide its fair share of the regional need for workforce housing
- Municipalities may not use ordinances or regulations that render workforce housing developments economically unviable
- Developers may appeal to the Superior Court any decision or conditions that have a substantial adverse impact on the viability of the proposed workforce housing development
- Workforce housing developments may proceed despite nonconformance with local regulations, conditions, or restrictions

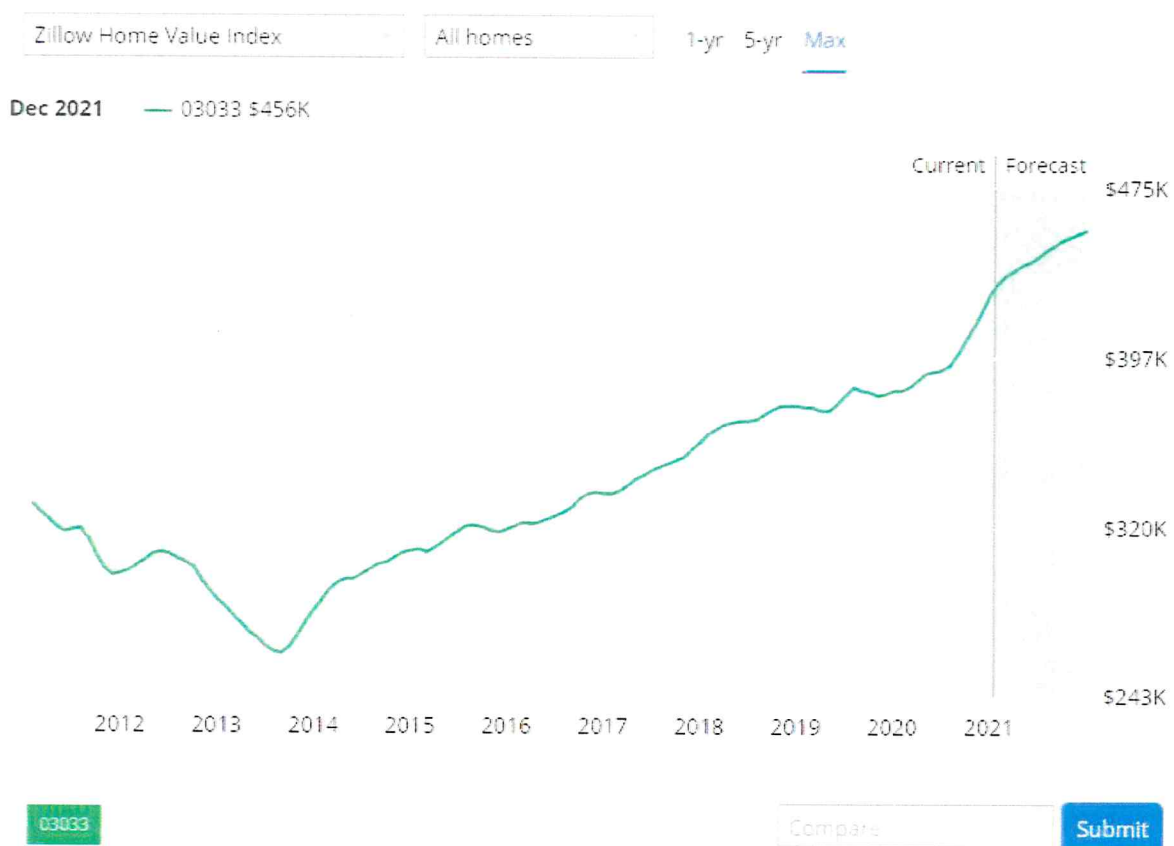


## Workforce Housing in Brookline

---

- Brookline's Zoning Ordinance Section 620 allows workforce housing as a permitted use by right
  - Allowed on parcels at least 10 acres located along the NH Route 13 Corridor
  - Allows 5 units per multifamily building
  - Allows one 5-unit multifamily building per 3 acres of upland lot area, with additional bonus density possible
- No development has been built in Brookline under the Workforce Housing Zoning option
- We are not aware of any regulated workforce housing or income-restricted housing options in Brookline
- According to 2019 ACS Census data, 98% of Brookline's housing stock consists of single-family homes
- Nashua Regional Planning Commission estimates Brookline's workforce housing need to be 774 units as of 2017

## Brookline Historical and Projected Home Prices

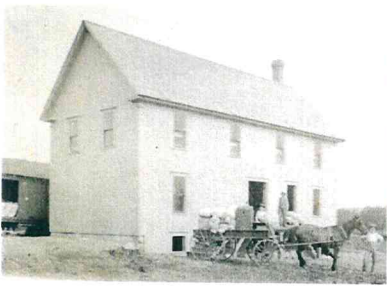


Data from Zillow (<https://www.zillow.com/brookline-nh-03033/home-values/>) accessed 1/29/2021



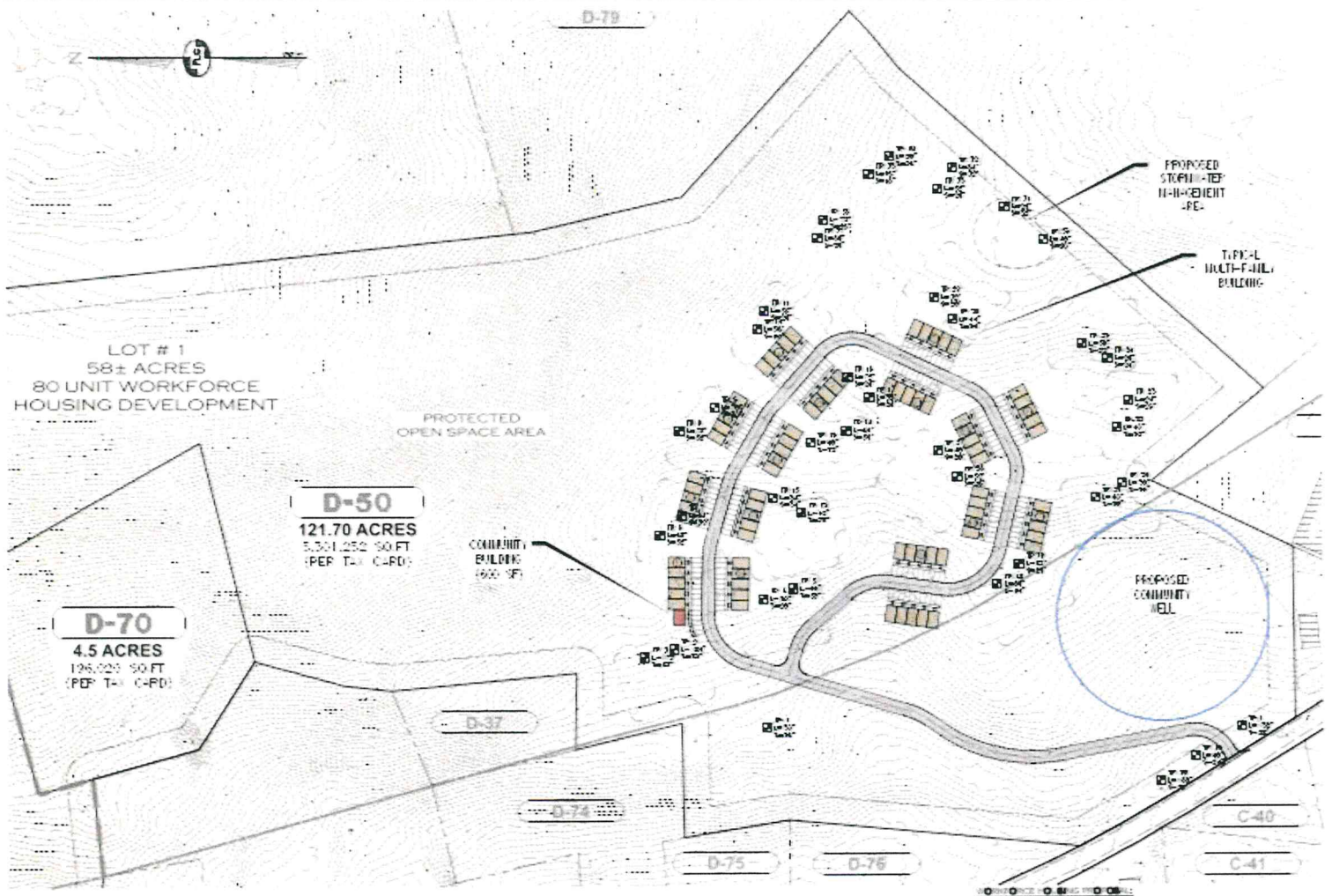
## Design Context and Considerations

---



- Traditional and Efficient—"Yankee Thrift"
- Energy Efficiency/Passive House Certified
- Design features that Respect Town Character
- Open Space and Buffers

## Proposed Development



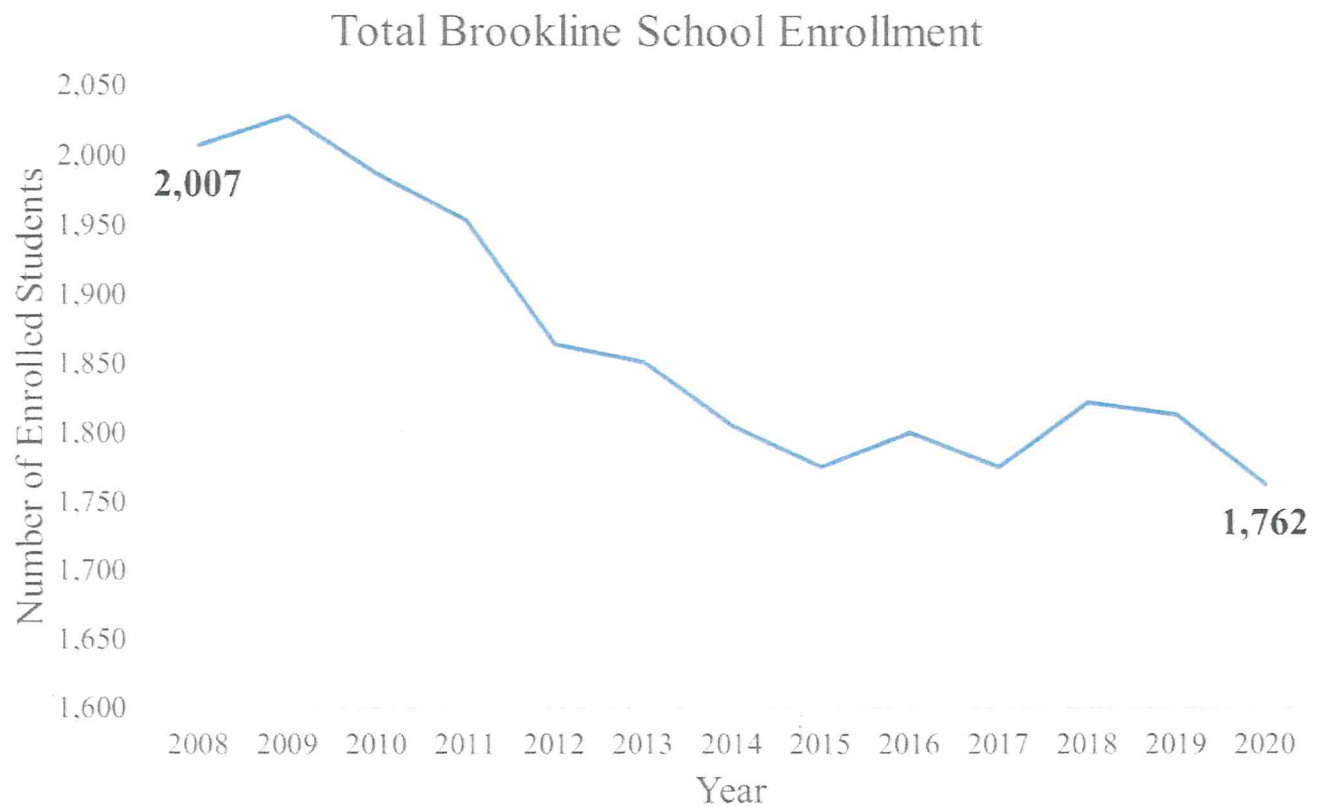


## Concerns about Housing for Families with Children

---

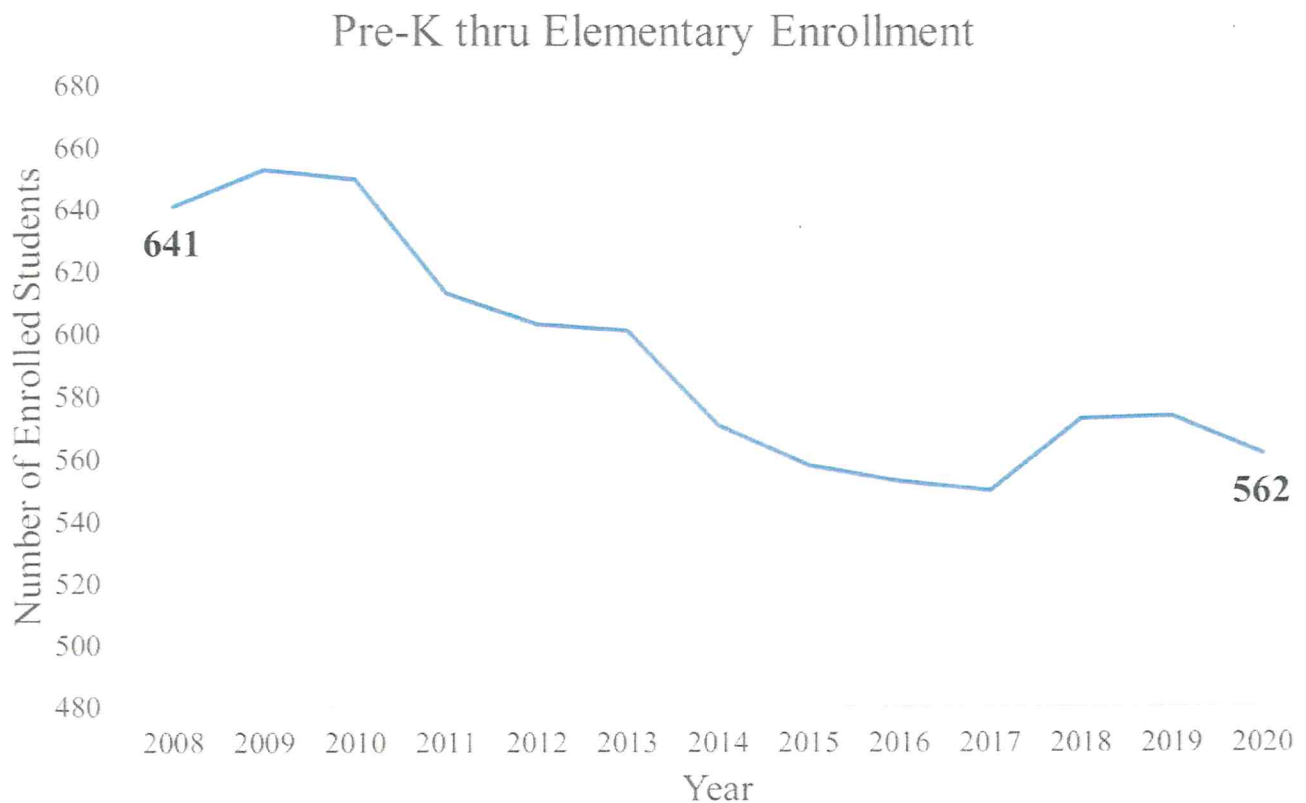
- The Federal Fair Housing Act and New Hampshire State Law (Chapter 354-A) prohibit discrimination based on familial status and the presence of children under the age of 18
- New Hampshire State Law (RSA 674:58-61) requires workforce housing to be accessible to families with children
  - Developments that exclude minor children *do not constitute workforce housing*
- Brookline's school enrollment has been declining since 2008
- Workforce rental housing typically attracts young professionals and smaller households
  - While some school-age children are inevitable in any housing development, the expected number of school-age children in smaller rental units is *significantly less* than the expected number of children in a conventional single-family home development like Brookline normally sees

## Brookline School Enrollment All Grades (Pre-k thru High School)



Data from New Hampshire Department of Education Fall Enrollment Statistics; Pre-K and Elementary School data is for Brookline District; Middle and High School data is for Hollis-Brookline Cooperative District

## Brookline Elementary School Enrollment (Pre-K thru Elementary)



Data from New Hampshire Department of Education Fall Enrollment Statistics; Pre-K and Elementary School data is for Brookline District; Middle and High School data is for Hollis-Brookline Cooperative District



## Enrollment Data Appendix

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Pre-K, K- and Elementary	641	653	650	613	603	601	571	558	553	550	573	574	562
Middle School	448	478	439	437	409	382	404	405	418	419	392	381	383
High School	918	897	898	904	852	868	830	812	829	806	857	858	817
<b>Total Enrollment</b>	<b>2,007</b>	<b>2,028</b>	<b>1,987</b>	<b>1,954</b>	<b>1,864</b>	<b>1,851</b>	<b>1,805</b>	<b>1,775</b>	<b>1,800</b>	<b>1,775</b>	<b>1,822</b>	<b>1,813</b>	<b>1,762</b>

**Enrollment in Brookline Schools declined by 245 Students from 2008-2020 (-12.2%)**

Data from New Hampshire Department of Education Fall Enrollment Statistics; Pre-K and Elementary School data is for Brookline District; Middle and High School data is for Hollis-Brookline Cooperative District