



**TOWN OF
BROOKLINE, NEW HAMPSHIRE**

PLANNING DEPARTMENT

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

MDecoteau@brooklinenh.us <http://www.brooklinenh.us>

Project Name:		
MEETING DATE: March 16, 2023	APPLICANTS: Federal Hill Properties, LLC Amos White 25 Merrit Parkway Nashua, NH 03062	APPLICATION TYPE: Subdivision APPLICATION NO: SD#2003-1:D-007
APPLICATION STATUS: <input type="checkbox"/> Accepted: 65 days expires: <input type="checkbox"/> Approved: <input type="checkbox"/> Extension:	APPLICANT'S REP: Meridian Land Services, Inc. Sam Foisie PO Box 118 Milford, NH 03055	REVIEWED BY: Michele Decoteau, Town Planner First Review: 04.28.23
EXECUTIVE SUMMARY: This is an application by Federal Hill Properties to create an open space subdivision of D-007 with six residential lots and 1 open space lot. The residential lots range from 1.22 to 1.494 acres and the open space lot will be 12.975 acres. Residential lots will be served by well and individual septic systems. Zoning for this lot is Residential/Agricultural with a small portion in the Aquifer Protection District overlay.		

LAND USE HISTORY

No previous Land Use cases on this property

Waiver requests:

Section 4.6.06f – Letters of Intent to provide services from utilities

Documents:

Name	Prepared/Submitted by	Date & Notes	New?
<u>Site Plan Application</u> <ul style="list-style-type: none"> • Application • Letter with waiver request • Checklist - SD Plan • Fees worksheet • Abutter labels 	Meridian Land Services	2/14/2023	X
BPW Director Review		5/1/2023	X
Selectboard Review		5/2/2023	X
Fire Department Review		5/4/2023	X
Engineering Review		5/11/2023	X

Conservation Commission		5/10/2023	X
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PLANNING STAFF APPLICATION REVIEW & COMMENTS.

Comments: Staff reviewed the plans dated April 24, 2023, and had the following comments:

1. Missing name of subdivision [Section 4.6.04a]
2. Please add locations of existing wells, septic systems within 100 feet of the lot. [Section 4.6.04a].
3. Stump reclamation plan should be noted on the plan [Section 4.6.04q]. Note 4 on pg 5/12 needs to be clear.
4. Snow storage needs to be noted on the plan. Hammerhead has driveways coming off of both ends.
5. Testpit data is not shown for all residential lots within 4K area.
6. Note 8, pg 3/12 – update Floodplain data
7. Note 12, pg 3/12 – correct spelling and grammar (correct on all subsequent pages)
8. Arrows on pg 3/12 – do the arrows indicate water flow? Or denote overlay boundary? Need to include arrows on the legend and separate the two.
9. All symbols used need to be noted on the legend on GN-I
10. Propose street names using Brookline's Street Naming & Numbering System updated in 2022.
11. Note streetlights and signs to be added.
12. Note Brookline has both a Building Official and a Health Officer – two separate individuals.

COMMENTS FROM OTHER DEPARTMENTS

Fire Department:

-Attached

BPW Director:

5/1/2023

- Request a cul-de-sac as the end instead of the turnaround. We have enough of these hammerheads/turn arounds and they are not conducive to maintenance, especially in the winter. We don't need more of them. The end lots already show their driveways coming directly off of the turnaround...where is the snow supposed to go? From experience I can tell you this WILL create issues. A cul-de-sac solves this. It may cost the builder a house lot but it would be for the perpetual benefit of the town.
- Would like to see a 20ft finish paved road, not 22ft...This gives us less pavement to ultimately overlay in the future and is a natural traffic calming measure.
- 10% slope of roadway...can that be eased at all?
- Increase paving requirement to 2.5" of binder, 1.5" of wear course.

Selectboard: 5/2/2023: No comment

Conservation Commission: 5/10/2023: No comment

COMMENTS FROM ABUTTERS/PUBLIC

None as of 05.15.2023

PROCEDURE

Fees were paid and notices were sent out. Remaining information needed for initial acceptance is listed in the initial review section.

Once accepted, here is the list of items that are needed for approval and anything else the Planning Board decides they need.

Action items for approval after acceptance:

- Respond to all department and Town Engineer comments
- Drainage calculations and engineering review
- Legal documents for all easements and for open space lot
- Expand note about fire protection to include recorded easement
- Stormwater O&M plan for stormwater infrastructure once built
- SWPP copy must be provided to the Town
- School bus stop locations

Staff Check list

Tax Map/Lot: D-007

Lot Area: 21.76 acres

Current Land Use: vacant

Steep slopes: Yes

Road Access/ Closest intersection: Route 13

Zoning District: Residential and Agricultural

Overlay Districts: Aquifer Protection

Surface Waterbodies:

Notes

- | | | | | |
|--|---|---|--|---|
| <input checked="" type="checkbox"/> Waivers | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Special Exception | <input type="checkbox"/> Variance | <input checked="" type="checkbox"/> Easements |
| <input type="checkbox"/> HOA/Condo | <input checked="" type="checkbox"/> Road Bond | | | |
| State permits: | <input checked="" type="checkbox"/> Driveway Permit (DOT) | <input checked="" type="checkbox"/> Subdivision | <input checked="" type="checkbox"/> Wetlands (Dredge and Fill) | |
| <input type="checkbox"/> Alteration of Terrain | | <input type="checkbox"/> Shoreland | | |

Application Acceptance Checklist

- ☒ Application properly submitted
- ☒ 8 print copies and one 11 x 17 pdf copy
- ☒ Application fees paid
- ☒ Abutter list and labels provided
- ☐ Plan meets submission requirements including all necessary waivers