



**TOWN OF
BROOKLINE, NEW HAMPSHIRE**

PLANNING DEPARTMENT

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

MDecoteau@brooklinenh.gov www.brooklinenh.gov

Project Name: Brookline Woods		
MEETING DATE: April 18, 2024	APPLICANTS: Tamposi Brothers Holdings, LLC PO Box 847 Hollis, NH 03049	APPLICATION TYPE: SP, SD, & Consolidation APPLICATION NO: SP#2024-7:D-050
APPLICATION STATUS: <input type="checkbox"/> Accepted: 65 days expires: June 22 <input type="checkbox"/> Approved: <input type="checkbox"/> Extension:	APPLICANT'S REP: Chad Brannon Fieldstone Land Consultants 206 Elm Street Milford, NH 03055	REVIEWED BY: Michele Decoteau, Town Planner
EXECUTIVE SUMMARY: The Tamposi Brothers Holdings, LLC is seeking: 1) Lot consolidation of D-050 and D-070, approximately 225 Route 13. Lots D-050 (121.70 acres) and D-070 (4.5 acres) will be merged 2) Subdivision approval for two additional lots with approximately 6 acres subdivided in the Commercial Industrial District and another approximately 54.8 acres in both districts 3) Site plan approval for 58 units in a Housing for Older Person development, 4) Site plan approval for 40 units in a Workforce housing development, 30 will be Workforce Housing and 10 units of market rate housing. This lot will have private, shared water and septic. The infrastructure and amenities for both residential developments will be shared. This lot is in the Residential/Agricultural Commercial/Industrial District and a portion lies in the Wetlands Protection Overlay District.		

LAND USE HISTORY

2021 – conceptual discussion with Planning Board

Documents:

Name	Prepared/Submitted by	Date & Notes	New?
Site Plan Application <ul style="list-style-type: none"> • Application • Waivers requested • Drainage Report • Fiscal Report 	Chad Brannon Fieldstone Land Consultants		X

<ul style="list-style-type: none"> • Hydrogeologic Mounding Analysis • Artist Renderings • Site Specific Soils • Traffic Report • Water Supply Report • Wildlife report 			
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PLANNING STAFF APPLICATION REVIEW & COMMENTS.

Comments: Staff reviewed the plans dated March 7, 2024 and had the following comments:

Subdivision Regulations:

1. Letter of intent to provide service by utilities (4.6.05f). If no letter of intent is available at this time, please ask for a waiver to the timing and provide the letter of intent before approval.
2. Stump disposal? (4.6.05q)
3. Deeds for parcels dedicated to public use need to be provided.
4. Scale of the map – not more than 100 feet per inch (4.6.05)
5. Locus map should be to a 1:400 scale (4.6.05h)

Site Plan Regulations:

6. Locus map should be to a 1:400 scale (6.5.101b)
7. Missing : Locations, Hights, size, and character of all signs ~~and exterior lighting~~ (6.1.01k). Lighting is provided but there is no information on the sign other than location
8. Letter of intent to provide service by utilities if no easements are required (6.1.01s). If no letter of intent is available at this time, please ask for a waiver to the timing and provide the letter of intent before approval.

Housing for Older Persons site plan requirements

Zoning Ordinance Section

1. 2203.02a – 50% of the open space needs to be set aside for passive recreation and trails. Trails are noted on the plan, but provide the association documents that describe how the open space will remain open
2. 2203.02c (4) pedestrian linkage – there are only sidewalks noted in front of the buildings but not linking the residential buildings and the club house.
3. 2206.00 Association documents are missing. How will these units be age restricted? How will the open space be protected?

Other notes:

1. Please provide all waiver requests in the format outlined in RSA 674:44 IIIe.
2. Please provide potential names for the shared driveway for approval per the Brookline Street Naming and Numbering Ordinance.
3. Please renumber the final proposed lots: D-050-1, D-050-2, & D-050-3.
4. Notes on Page 2/29: Notes #4 and #10 appear to be duplicates. Notes #6 and #12 appear to have the same information, can they be consolidated?
5. Page 9/29 – Please provide copies of the reference plans #9 and #10.

COMMENTS FROM OTHER DEPARTMENTS

Building Official: 4/3/2024 no comment

BPW Director:

Conservation Commission:

Fire Department:
Health Officer:
Selectboard:
Town Engineer:

COMMENTS FROM ABUTTERS/PUBLIC

PROCEDURE

1. Determine Regional Impact
2. Review waivers and consider voting
3. Review items for acceptance
4. ZBA Process. The Planning Board cannot APPROVE an application that doesn't meeting Zoning Ordinance standards. Planning and Zoning can be in parallel, but final decisions are made after the ZBA decision is completed. Applicants have applied for three variances. Next meeting April 17, 2024 at 7:30 pm.

- Section 625.3 Workforce Housing
- Section 1403 GMO
- Section 2203.02 (c)(3) HOP Design Standards – covered parking

Notes for after acceptance:

1. School bus stops?
2. Mail box location?
3. Excavation amounts?
4. Traffic study should focus on the entrance near N. Mason Road. Traffic counts should take into consideration the hours and traffic from the Transfer Station. Consider a left turn lane out of the driveway onto Route 13.
5. NH DOT driveway permit – has the scoping meeting happened?
6. Management documents should make it clearer that these are rental units in the narrative and if both housing developments are managed by the same company, that should be noted. How will the open space be managed? How will the trails be managed? Housing for Older Persons documents will need to be provided.
7. Landscaping plan – seems a bit thin and should have more landscaping along the entrance.
8. Recreation/trails – the only recreation noted is the trails. How are they going to be signed? A few more details on the location and type of trail is needed. Some portion of the trail should be accessible to everyone, meaning it is maintained with wide, hard surfaces, without steep inclines.

Waiver requests:

Section 6.1.01.gg - An artist's rendition of the site, including landscaping and signage

Items for Acceptance:

Application Acceptance Checklist

- ☒ Application properly submitted
- ☒ 8 print copies and one 11 x 17 pdf copy
- ☒ Application fees paid
- ☒ Abutters Noticed and Notices posted on April 8, 20024
- ☐ Plan meets submission requirements including all necessary waivers

Staff Check list

Tax Map/Lot

Lot Area:

Current Land Use:

Steep slopes:

Road Access/ Closest intersection

Zoning District:

Overlay Districts:

Surface Waterbodies:

Notes

☒ Waivers ☐ Conditional Use Permit ☐ Special Exception ☒ Variance ☐ Easements
☐ HOA/Condo ☐ Road Bond

State permits: ☒ Driveway Permit (DOT) ☐ Subdivision ☐ Wetlands (Dredge and Fill)
☒ Alteration of Terrain ☐ Shoreland