



# MERIDIAN

## LAND SERVICES, INC.

CIVIL ENGINEERING | LAND SURVEYING | PERMITTING | SOIL & WETLAND MAPPING | SEPTIC DESIGN | ENVIRONMENTAL

Office: 31 Old Nashua Road, Suite 2, Amherst, NH 03031

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www.MeridianLandServices.com

April 3, 2024

MLS Project No. 3609.03

Town of Brookline  
Planning Board  
**c/o Michele Decoteau, Planner**  
1 Main Street  
PO Box 360  
Brookline, NH 03033-0360

**Re: Farm Boy Properties LLC  
199 Route 13  
Map D Lot 73  
Brookline, New Hampshire 03033  
Conditional Use Permit (CUP) Narrative**

**Meridian Land Services, Inc.** (Meridian) is submitting this conditional use permit (CUP) request in conjunction with the application for non-residential site plan on behalf of Farm Boy Properties LLC for the proposed change of use site plan on the above-referenced lot in the Town of Brookline.

This request is being provided in accordance with *Section 1306.01.b* of the *Town of Brookline Zoning and Land Use Ordinance*, last revised March 28, 2023. The above referenced section states the following:

*"Any use that will render impervious more than 15% or 2,500 square feet of any lot, whichever is greater, up to a maximum of 30% of a lot in the Residential District and 60% of the lot in the Industrial-Commercial District, provided that the Planning Board finds in its judgment, that the proposed additional impervious area can be implemented without unreasonable departure from the purposes of the Aquifer Protection District."*

The existing parcel contains 54,990 square-feet and 19,021 square-feet of impervious areas, which include roof, gravel, pavement, and concrete areas. Based on this, the lot contains 34.6-percent impervious area. Given that this percentage is within the range specified in the regulation above (15-60%), the project requires a CUP to be granted by the Planning Board. Meridian and the applicant believe that the proposed additional impervious areas can be implemented without unreasonable departure from the purposes of the Aquifer Protection District (APD).

The purpose and intent of the APD is stated in *Section 1301.00*, as follows:

*"The Town of Brookline adopts this Ordinance for the promotion of the health, safety, and general welfare of its residents by preserving, maintaining and protecting from contamination the existing and potential ground water resources of the Town and protecting the surface waters that are fed by groundwater. The purpose is to be accomplished by regulating land use practices generally related to commercial-industrial land use (such as but not limited to the disposal or storage of solid wastes, sludge, subsurface waste disposal, road salting materials, gas or other petroleum products), and including home businesses, that might reduce the quality of water that is now -- and in the future will be -- available for use by municipalities, individuals and industries."*



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The proposed uses are allowed per *Section 1304.00.b – “Residential and Agricultural Development”* and *Section 1306.01.b* by CUP as stated above. The development will be served by an existing private septic system, which was previously approved by NHDES. There are no additional impervious areas proposed as a part of the change of use and therefore there won't be any impact on the existing stormwater characteristics. As such, Meridian believes that the change of use of the property will satisfy the requirements of this district and will not depart from the purposes of this district.

For the reasons set forth above, Meridian and the Applicant respectfully request that the Planning Board grant a Conditional Use Permit for the project. Should you have any questions or wish to discuss further, please do not hesitate to contact Meridian.

Thank you for your time and consideration in this matter.

Sincerely,  
Meridian Land Services, Inc.

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