



**TOWN OF
BROOKLINE, NEW HAMPSHIRE**

PLANNING DEPARTMENT

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

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Project Name: Housing for Older Persons – Farm Boy Properties		
MEETING DATE: April 18, 2024	APPLICANTS: Farm Boy Properties, LLC 211 Route 13 Brookline, NH 03033	APPLICATION TYPE: Site Plan APPLICATION NO: SP#2004-6:F-073
APPLICATION STATUS: <input type="checkbox"/> Accepted: 65 days expires: June 22 <input type="checkbox"/> Approved: <input type="checkbox"/> Extension:	APPLICANT'S REP: Meridian Land Services 31 Old Nashua Road Amherst, NH 03031	REVIEWED BY: Michele Decoteau
EXECUTIVE SUMMARY: Farm Boy Properties, LLC is seeking site plan approval for a Housing for Older Person development on F-073 (1.26 acres) for three dwelling units and associated site improvements. This lot has private water and septic. This lot is located in the Commercial/Industrial District and a portion lies in the Aquifer Protection Overlay District.		

LAND USE HISTORY

More to come....

2023.10.12 ZBA Case 456 – Farm Boy Properties was granted a Variance to permit a Housing For Older Persons Development consisting of 1.28 acres not the 10 acres stated in Section 2203.02 of the Brookline Zoning Ordinance.

Documents:

Name	Prepared/Submitted by	Date & Notes	New?
<u>Site Plan Application</u> <ul style="list-style-type: none">• Application• Fees• Abutter List• Waiver Requests• Building Floor Plans• Arial exhibit• Photo exhibit	Meridian Land Services		X
Fire Department Review			

Health Officer Review			
Building Department Review			
Conservation Commission Review			
Selectboard Review			

PLANNING STAFF APPLICATION REVIEW & COMMENTS.

Comments: Staff reviewed the plans dated March 19, 2024 and had the following comments:

1. Locus map on front page should be to a 1:400 scale (6.5.101b)
2. Missing : Locations, Hights, size, and character of all signs and exterior lighting (6.1.01k)
3. Missing a storm drainage plan with drainage calculations (3.1.02d,6.1.01p)
4. Buffer zone – please define buffer zone between C/I and adjacent R/A district lots (6.1.01t)
5. Copies of existing easements, covenants, or deed restrictions (6.1.01t)
6. Magnetic and true north (6.1.01y)

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. Please note these on the plan and provide the association documents that describe how the open space will remain open
2. 2203.02b (3) 50 foot buffers are required on all sizes – please provide additional buffers or request a waiver
3. 2203.02c (2) land scape plan – how is the location and trails going to be landscaped
4. 2203.02c (3) covered parking is missing from the plan
5. 2203.02c (4) pedestrian linkage – will there be a path way outside between the upper portions of the building and the lower? Will it be lit?
6. 2203.02c (5) lighting plan – will the lighting be in compliance with both ADA standards and Section 2300 Outdoor lighting of the Brookline Zoning Ordinance
7. 2205.00 a. Unit identification is not provided
8. 2205.00 b. This is a common driveway with the adjacent commercial property. Please provide common driveway identification.
9. 2206.00 Association documents are missing.

Other notes:

1. The Aquifer Protection District covers the entire building site and is over 35% impervious surfact. Please provide a Conditional Use Permit application – letter describing how you will meet the performance standards of this district
2. Note I on page I should reference this is a Site Plan for a Housing for Older Persons Development
3. Missing symbols on the key that are used in the map
4. What is SB (f) – used on map, but not in key
5. Confirm with DOT that the Change in Use does NOT require a new driveway permit
6. Please provide a note on the distance from the building to the Fire Protection for the Fire Department
7. Please provide electronic copies of all reference plans that are not recorded

Notes for after acceptance:

Human Rights Commission – does the Board want the applicant to contact them regarding age-restrictions on housing?

Design standards – the Board may consider asking for further information regarding how this will meet design standards

COMMENTS FROM OTHER DEPARTMENTS

Building Official:

BPW Director:

Conservation Commission:

Fire Department:

Health Officer:

Selectboard:

COMMENTS FROM ABUTTERS/PUBLIC

PROCEDURE

The Board needs to

Waiver requests:

1. 6.1.01i – HISS
2. 6.1.01m – rendering of the building
3. 6.1.01gg – artist rendering of the site with 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 XXXXXXXX*
- ☐ *Plan meets submission requirements including all necessary waivers*

Items to be address for Acceptance:

- 1.
- 2.
- 3.

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