



# 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

Mailing: PO Box 118, Milford, NH 03055

Phone: 603-673-1441 \* Fax 603-673-1584

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  
Preliminary Staff Review Comments Response Letter**

**Meridian Land Services, Inc.** (Meridian) has received preliminary staff review comments from Michele Decoteau, Planner for the Town of Brookline, via email on March 21<sup>st</sup>, 2024. Based on this review, Meridian provides the following responses:

***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)  
**The referenced locus map has been revised to be at a scale of 1:400.**
2. Missing: Locations, Hights, size, and character of all signs and exterior lighting (6.1.01k)  
**A Lighting Plan has been added to the plan set, which includes the information noted above.**
3. Missing a storm drainage plan with drainage calculations (3.1.02d,6.1.01p)  
**See the enclosed revised Waiver Request letter, which has been revised to include a waiver of this requirement.**
4. Buffer zone – please define buffer zone between C/I and adjacent R/A district lots (6.1.01t)  
**It is our understanding that this buffer zone does not apply as the lot directly abuts the C/I zoning district, although abutting parcel(s) are split zoned. The approximate zoning district boundary has been added to the locus map in an effort to demonstrate this. Regardless, in an effort to provide a complete application, a waiver has been requested of this requirement.**
5. Copies of existing easements, covenants, or deed restrictions (6.1.01t)  
**Copies of easements documents for the proposed common driveway easement as well as the proposed open space easement are enclosed.**
6. Magnetic and true north (6.1.01y)  
**Magnetic and true north arrow(s) have been added to the plan set.**



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### ***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  
**It is the owner's intent to establish the dwelling units as rentals and therefore there will not be any sort of association documents. A recreational trail has been added to the plan set.**
2. 2203.02b (3) 50 foot buffers are required on all sizes – please provide additional buffers or request a waiver  
**See response to Staff Comment #4 above.**
3. 2203.02c (2) land scape plan – how is the location and trails going to be landscaped  
**A Landscape Plan has been added to the plan set.**
4. 2203.02c (3) covered parking is missing from the plan  
**Covered parking spaces have been added to the plan set.**
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?  
**See the enclosed Lighting Plan for lighting availability. A proposed recreational trail has been added, which connects the upper parking lot to the lower parking lot.**
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  
**See the enclosed Lighting Plan for lighting availability.**
7. 2205.00 a. Unit identification is not provided  
**Unit identification has been annotated on the enclosed revised floor plan exhibits. The plan set has been revised to propose unit identification be added to the existing stone post located at the existing driveway entrance.**
8. 2205.00 b. This is a common driveway with the adjacent commercial property. Please provide common driveway identification.  
**The plan set has been revised to propose unit identification be added to the existing stone post located at the existing driveway entrance, including the common driveway name.**
9. 2206.00 Association documents are missing.  
**See Housing for Older Persons site plan requirements Zoning Ordinance Section Comment #1 above.**

### ***Other notes:***

1. The Aquifer Protection District covers the entire building site and is over 35% impervious surface. Please provide a Conditional Use Permit application – letter describing how you will meet the performance standards of this district  
**See the enclosed Conditional Use Permit Narrative.**
2. Note 1 on page 1 should reference this is a Site Plan for a Housing for Older Persons Development  
**This note has been revised to reference a Site Plan for a Housing for Older Persons Development.**
3. Missing symbols on the key that are used in the map  
**The legend has been revised to clarify information depicted on plan.**
4. What is SB (f) – used on map, but not in key  
**See Other Notes Comment #3 above.**



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5. *Confirm with DOT that the Change in Use does NOT require a new driveway permit*  
**The owner has submitted an Application for Driveway Permit to alter the existing driveway(s) and has an upcoming meeting with the state.**
6. *Please provide a note on the distance from the building to the Fire Protection for the Fire Department*  
**The Locus Map has been revised to depict the approximate fire protection quarry location as well as the anticipated hose length from the fire protection quarry to the furthest building corner. It should also be noted that enclosed is a quote from Brigade Fire Protection, Inc. indicating the sprinkler system design they intend to do.**
7. *Please provide electronic copies of all reference plans that are not recorded*  
**Electronic copies of all non-recorded reference plans are enclosed.**

Thank you for your time and consideration in this matter.

Sincerely,  
Meridian Land Services, Inc.

Samuel R. Foisie, P.E.  
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