



MERIDIAN

LAND SERVICES, INC.

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

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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
Site Plan Application for Change of Use to Housing for Older Persons Development**

As part of the Site Plan review process for the above referenced project, the following waivers are being requested from Town of Brookline Site Plan Regulations. The following is a list of the waivers requested and justification.

Waiver Request #1 – Section 6.1.01i of the Brookline, New Hampshire Site Plan Regulations

The applicant is formally requesting a waiver from the requirements of the Site Plan Regulations, §6.1.01i regarding the requirement of High Intensity Soil Mapping (HISS).

Justification

The septic system in its current configuration is adequate to handle the current loading and there is no value in conducting this survey. Additionally, soils have been depicted per United States of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey, which indicate well-draining soils in the area of development.

Waiver Request #2 – Section 6.1.01m of the Brookline, New Hampshire Site Plan Regulations

The applicant is formally requesting a waiver from the requirements of the Site Plan Regulations, §6.1.01n regarding the requirement of providing renderings of the building.

Justification

The creation of this rendering would be an unnecessary expense to the applicant when the proposed site improvements are simple enough to comprehend the goals and intent of the project. However, in an effort to provide a graphical representation of the building, photographs have been provided depicting the existing site improvements and building.



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Waiver Request #3 – Section 6.1.01gg of the Brookline, New Hampshire Site Plan Regulations

The applicant is formally requesting a waiver from the requirements of the Site Plan Regulations, §6.1.01gg regarding the requirement of providing an artist's rendition of the site, including landscaping and signage.

Justification

The addition of color and or artistic features would not provide additional information required for the board to make an informed opinion as the site is fully constructed. To create this plan would be an unnecessary expense to the applicant when the proposed site improvements are simple enough to comprehend the goals and intent of the project. However, in an effort to provide a graphical representation of the site, photographs have been provided depicting the existing site improvements and building.

Waiver Request #4 – Section 3.1.02d & 6.1.01p of the Brookline, New Hampshire Site Plan Regulations

The applicant is formally requesting a waiver from the requirements of the Site Plan Regulations, §3.1.02d & §6.1.01p regarding the requirement of providing a stormwater drainage plan and drainage calculations.

Justification

The creation of this plan and analysis would be an unnecessary expense to the applicant as the additional impervious area proposed onsite is roof area, which is proposed to replace pavement area (i.e., equivalent impervious area).

Waiver Request #5 – Section 6.1.01t of the Brookline, New Hampshire Site Plan Regulations

The applicant is formally requesting a waiver from the requirements of the Site Plan Regulations, §6.1.01t regarding the requirement of providing a buffer zone of dense planting where the site abuts a zone boundary.

Justification

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.

Sincerely,
Meridian Land Services, Inc.

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