

APPENDIX D: APPLICATION FOR SITE PLAN APPROVAL

RECEIVED

File Number 2022 B: H. 42

MAY 13 2022

PLAN
BROOKLINE

Name and Address of Applicant: Jay Chrystal
14 Ben Farnsworth Road, Brookline, NH 03033

Phone Number: (603) 321-7800 Fax Number: n/a

Email Address: JWChrystal@gmail.com

Name of Site plan: Housing for Older Persons Development

Location: 23 Main Street Tax Map #: H Parcel #: 42

Name and Address of Surveyor: Randolph Haight, LLS / Meridian Land Services, Inc., PO Box 118, Milford, NH 03055

Name and Addresses of all persons with 10% or more interest:
Felix & Eleanor Monius (property owners) / PO Box 52, 23 Main Street, Brookline, NH 03033

Names and addresses of abutters as defined by N.H. R.S.A. 672:3
See attached abutters list.

Total Acreage: 13.15±

The undersigned hereby submits to the Brookline Planning Board on May 13th, 2022, a Completed Application as required by the Brookline Planning Board Non-Residential Site Plan Regulations and respectfully requests its approval of said Application. In consideration for approval and the privileges occurring thereto, the Applicant hereby agrees:

1. To carry out the improvements agreed upon and as shown and intended by said plat, including any work made necessary by unforeseen conditions which become apparent during construction.
2. To post all streets "Private" until accepted by the Town and to provide and install standard street signs as approved by the Town for all street intersections.
3. To give the Town on demand, proper deeds for land or rights-of-way reserved on the plat for streets, drainage or other purposes as agreed upon.
4. To save the Town harmless from any obligation it may incur, or repairs it may make, because of my failure to carry out any of the foregoing provisions.
6. To make no changes whatsoever in the Final Plat as approved by the Board unless a revised plat submitted to and approved by the Board.
6. To agree to pay for all engineering studies and reviews contracted for by the Town (5/9/89).

The undersigned subdivider understands that the Brookline Planning Board must have on file a Completed Application as outlined in its site plan regulations thirty (30) days prior to a regularly scheduled meeting of the Board and that once the Board accepts the Completed Application at a regularly scheduled meeting, it has ninety (90) days to approve or disapprove the Completed Application subject to extension or waiver as provided in accordance with New Hampshire RSA 676:4 (I)(f), as amended.

**TOWN OF BROOKLINE, NH
SITE PLAN REGULATIONS**

I do hereby designate:

Name: Randolph Haight, LLS

Address: PO Box 118

Town: Milford, NH Zip Code: 03055

Phone Number: (603) 673-1441

Email Address: RAHaight@meridianlandservices.com

as the person(s) to whom all communications to the Applicant may be addressed and the person to whom legal process may be served in connection with any proceedings arising out of this agreement.

Signed: 
(Applicant)

Date 5/12/2022

FOR PLANNING BOARD USE ONLY:

Date completed application filed: May 13, 2022

Date Fees paid: May 13, 2022

Date of Notices to abutters: May 27, 2022

Date completed application accepted/rejected: _____

Date of Public Hearing: June 16, 2022

Date of Application / Final Plat approval/disapproval: _____

June 3, 2022

Brookline Planning Board

P.O. Box 360

Brookline, New Hampshire 03033

Attn: Alan Rosenberg & Eric Bernstein, Co-Chairman

RE: Housing for Older Person Plan Subdivision Approval - Tax Map H, Parcels 42-- Land of -- Felix J. & Eleanor A. Monius - and land of -Town of Brookline -- prepared for Jay Chrystal -- Main Street, Brookline, New Hampshire

Dear Chairman and Board members:

I Peter Monius under power of attorney on behalf of Felix J. & Eleanor Monius authorize Meridian Land Services, Inc. and Jay W, Chrystal to act as our agent at Planning Board meetings of the Town of Brookline, New Hampshire, regarding the above referenced Plan.

Peter Monius

Signature, Peter Monius

06-03-2022

Date

June 3, 2022

Brookline Planning Board

P.O. Box 360

Brookline, New Hampshire 03033

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Peter Monius

Signature, Peter Monius

06-03-2022

Date

APPENDIX B: SITE PLAN REVIEW CHECKLIST

A formal application for site plan review, his/her application shall contain at least the following exhibits and information. The number in parenthesis is the applicable section number of these regulations.

Y N NA

- | | | | | |
|-------------------------------------|-------------------------------------|--------------------------|----|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | a. | A fully completed application for site plan review and fee payment (6.51.01a). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | b. | Eight (8) (black) print copies and one printable 11"x17" electronic .pdf format of site plan prepared by a registered land surveyor drawn to a scale sufficient to allow review of the items listed under the preceding general standards, but at not more than fifty (50) feet to the inch for that portion of the total tract of land being proposed for development, and showing the following: (maximum size of drawing shall be 22 x 34 inches) (6.51.01b) (8/02/12) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | c. | Owner's name and address (6.51.01c). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | d. | Names and addresses of all abutting property owners according to Town tax records and the names and business addresses of every engineer; architect; land surveyor; or soil scientist whose professional seal appears on any plan submitted to the Board (6.1.01d). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | e. | Sketch map showing general location of the site within the Town done at the scale of the municipal base map (6.1.01e). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | f. | Boundary of the entire parcel held in single ownership regardless of whether all or part is being developed at this time, and any municipal boundaries (6.1.01f). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | g. | The bearing and distances of all property lines and the source of this information (6.1.01g). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | h. | Zoning classification (s) of the property and the location of zoning boundaries if the property is located in two or more zones (6.1.01h). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | i. | High Intensity Soils Maps as certified by a qualified Soils Scientist (6.1.01i). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | j. | The location of all buildings setbacks required by the Zoning Ordinance (6.1.01j). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | k. | The location, height, size, and character of all signs and exterior lighting (3.1.02i, 6.1.01k). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | l. | Lot dimensions area in square feet and acres, street frontage, the zoning requirements for minimum lot sizes and frontage and street numbers for the lot(s) and/or building(s) as determined by the Brookline Emergency Management Director.(3.1.02j, 6.1.01l). (8/02/12) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | m. | The location of all existing and proposed buildings, including expansion of existing buildings (including size and height), driveways, sidewalks, parking spaces, loading areas, open spaces, large trees, open drainage courses, service areas, easements and landscaping, and screening. Also indicate which of such features are to be retained and which are to be removed or altered. (6.1.01m) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | n. | Site Plan applications shall include renderings of the proposed building(s) or addition showing the front, sides and rear view elevations. The rendering of at least one elevation shall be in color, and shall include narrative identification of the building façade materials, roof materials, typical window dimensions and materials, and the height, slope and materials of all roof lines, location of HVAC equipment, generators, coolers, and other utility appurtenances, balconies, exterior stairs, steeples, chimneys, porches, porticos and other building extensions. The |

applicant is encouraged, where practicable, to submit samples or swatches of façade materials and colors. (06/18/09)

Y N NA

- ☒ ☐ ☐ o. The location of all buildings within fifty (50) feet of the parcel to be developed and the location of intersecting roads or driveways within two hundred (200) feet of the parcel (6.1.01o).
- ☒ ☐ ☐ p. A storm drainage plan showing:
- 1) The existing and proposed methods of handling storm water runoff using BMP and LID. (06/18/09)
 - 2) The direction of flow of the run off through the use of arrows.
 - 3) The location, elevation and size of all catch basins, dry wells, drainage ditches, swales, retention basins and storm sewers.
 - 4) Engineering calculations used to determine drainage requirements shall be based on a ten (10) year storm frequency, except for cross culverts and existing waterways, which shall be designed for a twenty-five (25) year storm frequency (3.1.02d, 6.1.01p). (04/17/2008)
- ☒ ☐ ☐ q. Existing and proposed topography of the site at two (2) foot contour intervals (6.1.01q). (8/21/97)
- ☒ ☐ ☐ r. Location of Special Flood Hazard Areas (SFHA) designated by the National Flood Insurance Program (NFIP), permits received from SFHA and NFIP.. Developments within a SFHA shall submit sufficient evidence (construction drawings, grading and land treatment plans) so as to allow determination that (i) all such proposals are consistent with the need to minimize flood damage (ii) all public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage and (iii) adequate drainage is provided so as to reduce exposure to flood hazards (6.1.01r). (8/21/97) (4/17/08)
- ☒ ☐ ☐ s. Developments greater than five (5) acres shall also submit Base Flood Elevation (BFE) data (6.1.01r-ii). (8/21/97)
- ☒ ☐ ☐ t. All applications shall have underground utilities, installed according to specifications set by the appropriate utility companies. Utilities shall be located so as not to conflict with new or existing roadside drainage systems. A layout indicating how the site will be served by electric, telephone, and any other public utility must be provided. If the utility company(s) requires an easement to provide service, no final approval shall be granted by the Board until such easements are secured. If no easements are required, a letter of intent to provide service from the utility company(s) must accompany the application (6.1.01s). (06/18/09)
- ☐ ☐ ☒ u. A buffer zone of dense planting where the site abuts a zone boundary (6.1.01t).
- ☒ ☐ ☐ v. A Soil and Erosion Control Plan for permanent and temporary (construction phase) protection (see Section 6.3). (8/21/97)
- ☒ ☐ ☐ w. Copies of any proposed or existing easements, covenants, or deed restrictions (6.1.01v).

Y N NA

- ☐ ☐ ☒ x. Copies of all applicable approvals and permits [4.6.06s] (8/21/97) (8/02/12)
NHWSPC # PENDING
NH Site Specific # PENDING
NH Dredge & fill # N/A
Army Corp. Dredge & Fill # N/A
NH DOT Curb Cut # PENDING
(8/21/97) (8/02/12)
All permit numbers noted on the plat.
- ☒ ☐ ☐ y. The Board may require the owner or his authorized agent to deposit in escrow with the Town an amount of money sufficient to cover the costs for any professional review of the site plan documents which the Board may feel is reasonably necessary to protect the general welfare of the Town (6.1.01x).
- ☒ ☐ ☐ z. Magnetic and true North point (6.1.01y).
- ☒ ☐ ☐ aa. Location of Fire Ponds and fire protection drafting sites, if any (4.5, 6.1.01z). (04/17/2008)
- ☒ ☐ ☐ ab. Wet areas as defined by the Wetlands Ordinance, in square feet of wet and non-wet (6.1.01aa).
- ☒ ☐ ☐ ac. Location of soil test pits and accompanying test pit and perc data (6.1.01bb).
- ☒ ☐ ☐ ad. Access for fire fighting apparatus (4.5, 6.1.01cc).
- ☒ ☐ ☐ ac. A Planning Board Approval Block (6.1.01dd).
- ☒ ☐ ☐ ad. Date the plans were first drafted. Any revision (s) made to any of the sheets first submitted are to be so noted in the revision block. The revision block is to be placed on the Mylar original(s) of the revised sheet(s). (6.1.01ee).
- ☒ ☐ ☐ ae. Any other information felt necessary by the Planning Board to allow the Board to proceed with consideration, and to make an informed decision (6.1.01ff).
- ☐ ☐ ☒ af. An artist's rendition of the site, including landscaping and signage (6.1.01gg).
- ☐ ☐ ☒ ag. Building Inspector and Health Officer Review and/or Comments (06/2003) (04/17/2008)
- ☒ ☐ ☐ ah. All final permit numbers and written decisions including conditions of approval noted on the final plat. (8/02/12)
- ☒ ☐ ☐ ai. All necessary and/or required legal data in form and substance as approved by Town Counsel prior to the approval of the final plan. (8/02/12)