



**TOWN OF
BROOKLINE, NEW HAMPSHIRE**

PLANNING DEPARTMENT

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

MDecoteau@brooklinen nh.us <http://www.brooklinen nh.us>

Project Name: Community at Village Brook		
MEETING DATE: July 21, 2022	APPLICANTS: Jay Chrystal 14 Ben Farnsworth Road Brookline, NH 03033	APPLICATION TYPE: Site Plan – HOP APPLICATION NO: SP# 2022.B:H:042
APPLICATION STATUS: <input checked="" type="checkbox"/> Accepted: 65 days expires: 08.20.22 <input type="checkbox"/> Approved: <input type="checkbox"/> Extension:	APPLICANT'S REP: Meridian Land Services, Inc. Randy Haight, PE Trevor Yandow, PE 31 Old Nashua Road, Ste 2 Amherst, NH 03031	REVIEWED BY: Valérie Rearick, Town Planner Michele Decoteau, Town Planner First Review: 06.03.22 Third Review: 07.19.22
EXECUTIVE SUMMARY: The applicants are proposing a Housing for Older Persons Subdivision. The proposed subdivision should have 9 lots with 8 duplexes and 1 single family dwelling unit as well as a club house.		

LOT BACKGROUND

Location: Main Street
Parcels' ID: H-42
Total Area: 13.15 +/- acres or 572,814 sq/ft
Zoning: Residential/Agricultural
Land Use: Residential/Agricultural
Abutting Uses: Residential
Wetlands: Yes
Aquifer: Yes
Flood Zone: Yes, partially within the FIRM 1% annual chance of flood hazard
Current use: Residential, dwelling to be removed
Road Access: Main Street

LAND USE HISTORY

2022

2022.04.21 Planning Board case 2022-1: H-36, H-42-H-43 LLA. Approved.

2022.04.13 ZBA Case 439A Variance to Ordinance Section 1806.00 and Subdivision Regulations Section 7.5.01 for a single common driveway serving 12 units. Approved.

2022.04.13 ZBA Case 439B Variance to Ordinance Section 2204.01 for a pavilion shelter and recreation area in lieu of the required community center. Denied.

2021

2021.12.16 Conceptual Discussion Re: Proposed HOP Development, lot D-30 - 237 Rte. 13

Waiver requests:

Section 7.05.04 Common driveway requirements – See attached letter form applicant dated 07.07.22

Documents:

Name	Prepared/Submitted by	Date & Notes	New?
<u>Site Plan Application</u>	Trevor Yandow Meridian Land Services	Signed 05.12.22	
<ul style="list-style-type: none"> • Application • Checklist - Site Plan • Fees worksheet • Abutter labels • Drainage Report 			
<u>Site Plans</u>	Trevor Yandow Meridian Land Services	Revised 05.13.22 Org dated: 01.18.22	
<u>Stormwater Management Plan</u>	Trevor Yandow Meridian Land Services	Revised: 05.13.22	
<u>Alteration of Terrain Permit</u>	Brandon Richards and Reviewed by Trevor Yandow	03.29.22	
Initial Staff Comments	Valerie Rearick, Town Planner	05.26.22	
Authorization letter	Peter Monius	06.03.22	
Fire Department Review	Fire Chief	06.07.22	
Partial Elevation Plans	Randy Haight	06.16.22	X
Conservation Commission		06.16.22	X
KV Partners Plan Review	Town Engineer, Michael Vignale	06.10.22	X
Waiver request letter	Applicant	07.07.22	X
Fire Department Review	Fire Chief	07.07.22	X
Nashua River Watershed Association	Jessica Veysay Powell	07.14.22	X
Email with two attachments	Dennis Bechis	07.18.22	X
Floor plan and elevations for club house	Applicant	07.19.22	X
Email regarding Drafting Basin	Applicant to Fire Chief	07.19.22	X

PLANNING STAFF APPLICATION REVIEW & COMMENTS.

Procedure

Waiver request: review and vote on waiver request

Blue = resolved

Comments: Staff reviewed the revised plans dated 7/6/22 and had the following comments:

1. **Owners:** Missing authorization from the lot owners for Developer and Meridian to represent. Please add line for a signature of the owners to the plans. The owners should sign the final mylar for recording.
 - o Resolved: Authorization letter 06.07.22
2. **Building Design:** Please include architectural rendering of a typical unit and the community center. (Section 2203.02.c Building Design)
 - o Received partial set of drawings on 06.16.22
 - o Still need: Club house and color rendering
3. **Landscaping:** Please include information on the landscaping plans, if any. If none, please request a waiver. (Section 2203.02.d Landscape Plan)
4. **Lighting:** is there a plan for lighting on the development? Will there be lighting on the club house? This should be added to the plan. Any exterior lighting fixtures should be down cast and dark sky compliant if possible. (Section 2203.02.g Lighting)
 - o Received in revision C, missing dwelling lights
5. **Lighting:** Will a streetlight be installed at entrance? Please note on the plan. (Section 2203.02.g Lighting)
6. **Variance:** Please add a Note memorializing the approved variance.
 - o Resolved: Note A added to Sheet No. 1 of 13, revision C dated July 7, 2022
7. **Name:** Please consider adding a name to the development – even if there are no plans for a sign.
 - o Resolved: Community at Village Brook
8. **Signs:** Will a sign be added at the entrance or wayfinding signs in the development be used?
 - o Note: waiver requested regarding sign
9. **Tree stumps:** will they removed or remain on site? Please note on the plan. If they are to remain on site, at a note and the location.
 - o Partially resolved: Noted on Sheet 4 of 13 but Notes 30 & 30.1 on Sheet 7 of 13 revision C dated July 7, 2022 describe use of stumps without showing the stump location. Please add note and location on the same sheet.
10. **Snow storage:** Locations are marked on current draft but add a Note on Page 3 stating that the Town of Brookline shall not be responsible for any road maintenance, snow removal, etc. and that this road will be private. This information should be included on the Association legal documents and be part of the deed.
11. **Existing well:** Please note that this well is going to be discontinued.
 - o Resolved: Sheet No. 3 and 4 of 13, revision C dated July 7, 2022
12. **Existing house:** Please note that this will be demolished. What are the plans for that location?
 - o Resolved: Sheet No. 3 and 4 of 13, revision C dated July 7, 2022
13. **Pump house road:** Will an easement be needed for the gravel access drive to the pump house?
14. **Fire Protection System:** Please provide an easement for the Town to access this location for fire suppression and any testing the Fire Chief deems necessary. Maintenance and repair will be the responsibility of the Association.
15. **Stormwater:** Please provide a maintenance plan including annual inspections and annual reporting to the Town.
16. **Preconstruction meeting:** Please add a preconstruction meeting with the Town Engineer to the construction sequence and in the SP -5 notes.
 - o Partially resolved: Please note this project is in Brookline.
17. **Compliance:** Please identify the methods for age-restricted compliance and the Association Documents describing the process. (2207.00 Compliance)
18. **Error Page 3/12:** Reference Plan 1 needs the recorded plan number added.

19. **Error Page 4/12:** Zoning Summary – last row, should read Open Space (Note 6); define all symbols used in the Existing Features key
20. **Clarify Page 7/12:** Notes 2 & 3 are unclear and appear to be in conflict.
- o **Partially resolved:** Sediment and erosion control will be determined at the Preconstruction meeting.

COMMENTS FROM OTHER DEPARTMENTS

Conservation Commission: Declined to comment

Emergency Management:

Fire Department: 06.07.22 & 07.14.22 (summary – letter attached)

- a) No parking sign for the area near fire protection system
- b) Fire protection system needs to meet volume specifications
- c) Need legal documents in order
- d) Need to make sure emergency services can access the community center and consider doing the same for residences.
- e) Club house must meet current fire safety standards
- f) Club house must be inspected twice per year

Building Inspector:

Selectboard:

Town Engineer: (summary – letter attached)

- a) A shoulder must be added to the roadway section to protect the edge of the road
- b) Stormwater: Clarify stormwater management around sidewalks, show stormwater flow on the plan that is described in stormwater report, review flow from adjacent lot H-40-1, review catch basin location in intersection, locate the Jumbo Infiltration Basin noted in the detail but not on plans, include all the detail for the berm adjacent to the infiltration basin, and provide an Operations and Maintenance Manual for the stormwater infrastructure, clarify material at the base of the infiltration basin
- c) Clarify use of Cape Cod berm over Town Regulations
- d) Add a stop sign where road intersects Main Street and verify sight distance at intersection with Main Street, clarify how the existing curb cuts will be removed
- e) Provide detail on retaining wall
- f) Lighting will need to be clarified including bollard lights and street light noted if adding

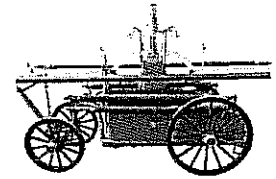
COMMENTS FROM ABUTTERS/PUBLIC

- 1. Nashua River Watershed Association.07.14.22 – review and comments attached.
- 2. Email from Dennis Bechis.07.18.22 – review of potential amount of material to be excavated from the site. Two attachments with analysis - attached



Office of the Fire Chief
**BROOKLINE FIRE
DEPARTMENT**

4 Bond Street, Brookline NH



June 7, 2022

RE: SP# 2022-B. H:42

Dear members of the Board,

The Fire department has reviewed the plans submitted for a housing for older persons development located for lot H-42 (23/25 Main Street). We found the following requirements that need to be met:

1. The newly created fire protection system that is depicted needs to have no parking signs placed at the beginning of the driveway and the end where we would place a fire truck
2. An easement for the created fire protection site will need to be provided to the town
3. A proposed building plan needs to be provided to the fire department for the community building to verify if the building needs a sprinkler or fire alarm system
4. The community building will have to have a Knox box installed that will house any keys or codes to give us access to all locked areas within the premises
5. We recommend an additional Knox box at the community center to give homeowners the option to provide a key to put in the Knox box to avoid damage to the units in case of medical emergency or fire
6. If a gate is installed within the property a method to allow us easy access to the premises is required

Should you have any questions or concerns please don't hesitate to contact me

KV Partners LLC

P.O. Box 432, New Boston, NH 03070

(603) 413-6650

June 10, 2022

Michele Decoteau, Town Planner
Town of Brookline
P.O. Box 360
Brookline, NH 03033

**Re: Housing for Older Person Development, 23 Main Street (Map H, Lot 42)
Plan Review**

Dear Ms. Decoteau:

We reviewed the 12-sheet plan set dated May 13, 2022 and Stormwater Management Report dated May 11, 2022 both prepared by Meridian Land Services, Inc. in accordance with our agreement with the Town. Based on a site visit and that review, we offer the following comments:

1. The Roadway Section depicts a 4' shoulder on both sides of the road except where grass strip is proposed between the sidewalk and roadway. In that location there is no shoulder proposed but a grassed ditch that slopes down from the edge of pavement, which is unacceptable. If a grass strip is to be used between the sidewalk and roadway, a gravel shoulder is required (to support the edge of pavement) and the swale must comply with the Roadway Section ditch detail.
2. The proposed ditch between the sidewalk and roadway crosses several proposed driveways with no culverts. Please clarify how stormwater flow will cross the driveways.
3. Clarify why a Cape Cod Berm is proposed instead of a shoulder/grass ditch as required by the Town's Regulations. Also, there is a break in the Cape Cod Berm that is an unacceptable way to convey roadway runoff to the infiltration basin (requires high maintenance). A catch basin must be installed at the gutter line at this location.
4. Add a STOP sign to the plan at the Main Street intersection.
5. Verify that adequate sight distanced exists at the proposed intersection with Main Street. There are no grading concerns but clearing and an easement for long term maintenance may be required.
6. A general detail for the proposed retaining wall (Unit 1) is required to depict general wall construction details. Add a note that final design will be completed and must be

approved by the Town during construction if that is the intent. Also, the grades uphill of the retaining wall appear very steep. Clarify the design intent at this location.

7. The proposed crosswalk located at Station 14+50 must be relocated to the intersection with the roadway/driveway circle to avoid a mid-block crosswalk installation.
8. All curb ramps must be concrete with cast iron detectable panels per NHDOT standards.
9. Clarify the construction details required to remove the curb cuts on Main Street (curb, grass strips, widths, sidewalk construction, etc.)
10. Additional details are required for the cistern installation.
11. Clarify how many bollards will be installed, the type of lights proposed on top of the bollards, and where the bollards will be installed. Also, is any other site lighting proposed?
12. Show proposed utilities (electric, telephone, cable) on the plans.
13. The proposed grading on the plans does not appear to direct stormwater flow from the clubhouse, Units, 7, 8 and 9, and the clubhouse parking lot to Infiltration Basin A as described in the Stormwater management Report. Please show on the plans how this will be accomplished.
14. Some stormwater flow from adjacent lot H-40-1 flows to the proposed roadway and into Infiltration Basin A. Please determine if additional flows need to be included in the analysis, if these flows will eventually be directed to the proposed Infiltration Basin, and if that additional flow will affect the design.
15. There is an existing catch basin proposed to remain in the middle of the proposed intersection, which is not ideal. An additional basin should be installed uphill of the upstream curb ramp to collect stormwater from Main Street before it crosses the proposed roadway. The existing basin should be reconstructed to a manhole to avoid a depression in the intersection or removed if required by DPW.
16. There is a detail for a Jumbo Infiltration Basin but none were found on the plans. Please clarify.
17. Clarify with material is proposed on the bottom of the infiltration basin. Both loam and seed and 6" of pea gravel are shown on the detail.
18. The infiltration basin detail does not include the stone berm between the sediment forebay and main part of the basin. Please revise the detail to include the berm and

clarify associated construction details.

19. A long-term maintenance plan must be included for the infiltration basin (note prepared is not detailed enough).

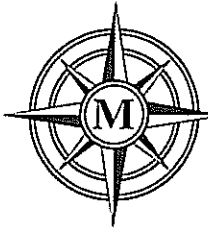
If you have any questions or need any additional information, please feel free to contact me at 603-413-6650 or on my cell phone at 603-731-1562 or by email at MVignale@kvpllc.com.

Sincerely,

KV Partners LLC



Michael S. Vignale, P.E.
Principal Engineer



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

July 7, 2022

03077.05

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

Re: Waiver Request
Site Plan for Map H Lot 42
Main Street, Brookline

Dear Members of the Board,

Meridian Land Services, Inc. (Meridian), on behalf of Jay Chrystal (Applicant) hereby requests the following waiver of the Subdivision Regulations (SDR), for the referenced application.

Section 7 'Common Driveway Requirements § 7.05.04

We request a waiver from Common Driveway Identification permanent marker name, street number information and location to allow the combination of the proposed Town Road and Common Driveway to be named as 'Monius Lane', that the street numbers for all of the Units be shown and that the permanent marker be placed near the intersection of 'Monius Lane' with Main Street.

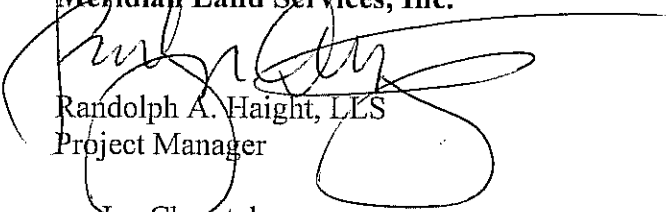
We ask for the waiver to comply with the request of the Brookline Fire Department & Emergency Services requests and feel that strict conformity would pose an unnecessary hardship to the applicant the granting of the waiver would enable the Brookline Fire Department & Emergency Services to respond to an emergency more efficiently and a waiver would not be contrary to the spirit and intent of the regulations.

We feel that you will find these requests acceptable.

Thank you for your time and consideration regarding this matter.

Sincerely

Meridian Land Services, Inc.


Randolph A. Haight, LLS
Project Manager

cc: Jay Chrystal



Protecting our water, our land, our communities

Date: 14 July 2022
Prepared by: Jessica Veysey Powell, PhD, Watershed Scientist
Martha Morgan, Water Programs Director
With review by: Al Futterman, Land Programs and Outreach Director

RE: Informal NRWA Review
Housing for Older Persons Development
23 Main Street, Brookline, NH

The following comments derive from a review of the proposed site plans (dated: 13 May 2022), publicly available maps on NH Granit and GoogleEarth, the GZA Wildlife Assessment Report (dated: February 2022), and the Meridian Land Services Vernal Pool Assessment (date: 6 July 2022). We prepared this informal review at the request of Michele Decoteau, Town Planner of Brookline, NH.

Conservation Value

The site is largely forested, with the Nissitissit River bordering its southern edge; Village Brook bordering its western edge; and Stone House Brook bordering its northern edge. Village Brook and Stone House Brook are both tributaries to the Nissitissit River. Additional bordering and isolated wetlands are also present on-site. Two confirmed vernal pools are located just south of the proposed buildings and a potential vernal pool is located just off-site north of Stone House Brook.

According to NH Granit, the site is highly ranked for wildlife habitat and connectivity. Under the NH Wildlife Action Plan, the southern portion of the site is designated as "highest ranked wildlife habitat in NH", and the northern two thirds of the site are designated as "highest ranked wildlife habitat in the region." The site is also considered high priority habitat for a wildlife corridor and highly permeable to wildlife movement.

The site's conservation value stems, at least in part, from its landscape context. East and west of the site are significant blocks of undeveloped and/or permanently conserved land (e.g., Hobart-Fessenden Woods, Camp Tevya, Andres Institute of Art). To the north and south, however, the site is sandwiched between Brookline village, the Powell Sand & Gravel commercial yard, and a similarly large, altered parcel along South Main Street. The project site provides a critical link along an east-west axis, between large blocks of undisturbed habitat in Brookline. Additionally, the site provides migratory habitat for both aquatic and terrestrial species.

Underscoring the site's wildlife-habitat value, the GZA report indicates that the site contains suitable habitat for 3 state-listed rare species, and states that two of these species are "possible...to occur" on-site: the American eel and the black racer snake. The Meridian report further indicates that three primary vernal pool indicator species are present on-site: wood frogs, spotted salamanders, and fairy shrimp.

Project Comments

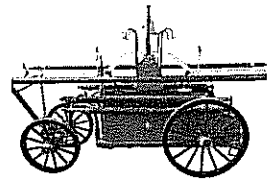
1. Nearly every proposed building is located within 100' feet of bordering vegetated wetland. Brookline has a 50' buffer zone associated with its Wetland Conservation District, but a large body of research shows that larger buffers (i.e., > 100') are needed to support water-dependent wildlife species.
2. Two known vernal pools are located in very close proximity to proposed buildings and other disturbances on-site. Both pools host breeding populations of spotted salamanders and wood frogs; one pool also contains a breeding population of fairy shrimp. Wood frogs and spotted salamanders breed in vernal pools, but the adults and juveniles spend most of their lives in the upland forest surrounding vernal pools. Without undisturbed upland forest, on-site populations of these species will likely not persist. The site is hemmed in by residential parcels, the Nissitissit River, and a large wetland complex. Although the wetland is highly permeable to these amphibian species, none of the other bordering land uses offers quality upland habitat for the overwintering, migratory, and foraging needs of the wood frog and spotted salamander. The wetland complex is largely unsuitable for overwintering of these species. Consequently, the on-site upland forest is the most likely year-round habitat of the amphibians breeding in these pools.
3. Overall, the project's impacts to wetland resources and adjacent wildlife habitat could be markedly decreased by eliminating at least one of the proposed buildings along the southern edge of the project. Moving the fire protection system and other disturbances in the forest (between the southern wetlands and the buildings) farther from the wetlands, especially from the vernal pools, would also be quite beneficial. These steps would protect some of the upland-forest amphibian habitat. Any reduction in parking lot size at the club house and the length of the northern driveways (shifting the northern row of houses away from Stone House Brook) would also reduce impacts to the Brook and its associated wetlands. To facilitate the movement of buildings away from the wetlands, the driveways to the southern buildings may need to be shortened. These changes would also decrease the amount of impervious surface on-site. Minimizing impervious surfaces allows for greater groundwater recharge and slower stormwater flows, both of which benefit the wetland systems and the community at-large.
4. The expected effects of having the pumping station approximately 170' from the northern edge of the Nissitissit River are not described. We recommend that a pump test be conducted to demonstrate the effects of the well on the River, Village Brook, and the associated wetlands (if a pump test has not already been conducted).
5. The site is entirely within the Aquifer Protection Overlay District. It is not clear where the protected well is located in relation to the proposed septic system, but the Town should consider requiring modeling of nitrogen loading to the aquifer from the septic system.
6. Two types of curbing are described in the site-plan constructions details, but it is not clear where each type will be used. This site is highly ranked wildlife habitat and is likely home to turtles, snakes, and amphibians (among other wildlife species). These herpetofauna have difficulty climbing up and over traditional curbing (such as the vertical curb proposed). Amphibians also suffer mortality when directed by traditional curbing towards and into storm drains. Sloped or no curbing should be used wherever possible to facilitate animal movement. It is particularly important to use sloped or no curbing for a few feet on either side of a storm-drain.
7. The GZA wildlife habitat assessment was conducted on a single day in February. As GZA indicates, it is unlikely that any of the three identified rare species or other herpetofauna could possibly be sighted on a single day in the winter. GZA produced a solid report from available data, but we suggest that additional, season-appropriate wildlife survey work is needed.

Though nearby roads and the River may be potential barriers to snake movement (as GZA states), the quantity of data on these species' ability and propensity to actually cross roads, rivers, and wetlands is meagre. Given the potential snake habitat on-site and the nearby known locations of both rare snake species, it is quite possible that eastern hognose and black racer snakes use the site. Additionally, with two known vernal pools on-site and another potential vernal pool just north of the site, it is possible that rare amphibian/invertebrate species may be present on-site and highly probable that the site produces abundant amphibians, which are a major food source for eastern hognose snakes. Note that vernal-pool-dependent amphibians spend 90% of their lifetime in the forested uplands surrounding vernal pools. As quoted from the NH Natural Heritage Bureau letter: "A negative result (no record in our database) does not mean that a sensitive species is not present. Our data can only tell you of known occurrences... However, many areas have never been surveyed, or have only been surveyed for certain species. An on-site survey would provide better information on what species and communities are indeed present." More extensive surveys for snakes during known active periods are warranted.

8. Open space: It is not clear where the protected open space will be located, how it will be used, how it will be permanently bounded in-the-field, and how it will be permanently protected. These items should be indicated on the site plans.
 - a. From an environmental perspective, it is also important to clarify how much of the open space will be devoted to active recreation (if any). Under the Brookline Zoning and Land Use Ordinance, at least 10% of the lot must be reserved for recreation. How much area will actually be devoted to recreation? Where will it be located? Will it be for active or passive recreation? Passive recreation is preferred, as it exerts far fewer environmental impacts.
9. If possible, the water line for the buildings should be moved to the front of the buildings (perhaps even under the road), instead of being placed behind the buildings. This would require less disturbance in proximity to the wetlands and fewer feet of piping material.
10. Unless required for ADA purposes, the sidewalk should be less than 5-feet wide. This would decrease the total impervious area on the site, yet still provide a walkable neighborhood.



Office of the Fire Chief
BROOKLINE FIRE DEPARTMENT
4 Bond Street, Brookline NH



July 14, 2022

RE: SP# 2022-B. H:42

Dear members of the Planning Board:

The fire department has reviewed the updated plans submitted for the housing for older persons development located at 23-25 main street. It appears that there is no significant change to the project from the revision that we received in June. Therefore, our list of requirements is still the same from the letter we submitted to the board in our June 7th.

We found the following requirements that need to be met.

1. The newly created fire protection system that is depicted needs to have no parking signs placed at the beginning of the driveway and the end where we would place a fire truck
2. The newly created fire protection system needs to pump 30,000 gallons at 1500 gallons per minute
3. An easement for the created fire protection site will need to be provided to the town
4. The community building will have to have a Knox box installed that will house any keys or codes to give us access to all locked areas within the premises
5. We recommend an additional Knox box at the community center to give homeowners the option to provide a key to put in the Knox box to avoid damage to the units in case of medical emergency or fire
6. If a gate is installed within the property a method to allow us easy access to the premises is required

Separately, the fire department has reviewed the plans for the proposed club house at the housing for older persons at 23-25 main. Because this proposal meets the definition of an assembly occupancy it will have to meet the requirements set forth in both NFPA 1 and 101 2018 Eds. which includes but is not limited to:

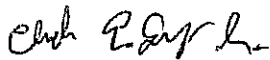
1. Emergency lights
2. Exit signage
3. Proper size and orientation of means of egress
4. Fire sprinklers (NFPA 101 12.13.5.1(4))

Office of the Fire Chief
BROOKLINE FIRE DEPARTMENT
4 Bond Street, Brookline NH

5. If the meeting room in the club house is over 343 sq. feet or hold more than 49 people, the meeting room in the club house must have a commercial sprinkler system
6. Supervised fire alarm system
7. Carbon monoxide detection
8. The kitchen will need to have proper protection such as fire suppression and a hood system NFPA 96 2017 Ed.
9. The laundry room need to have a minimum of a 1hr fire separation (NFPA 101 12.3.2.1.2(2)(a))
10. The building will need to be inspected twice annually (NH RSA 155:34)

It is crucial to remember that the above list is NOT INCLUSIVE. Because of the complexity of the project, It would be extremely advantageous for the applicant to have a code analysis done on the proposed clubhouse to ensure that the facility meets all applicable code requirements.

Should you have any questions or concerns please don't hesitate to contact me.



Charles E. Corey, Sr
Fire Chief

Michele Decoteau

*4-042. Email from Dennis Bechis
3 pages w/ 2 attachments*

From: Dennis Bechis <dennisbechis10@gmail.com>
Sent: Monday, July 18, 2022 3:35 PM
To: Eric Bernstein; rosie03033@yahoo.com; Michele Decoteau; michelebdecoteau@gmail.com
Cc: Eric Pauer
Subject: Letter to PB on Rough analysis of earth moving in Brookline center
Attachments: cid4C430EEB-1F39-43AF-A704-D03B9AD06784.pdf; Brookline_Town_Center_Project_4.pdf.pdf

Hi Eric, Alan , Michele,

I understand the Monius property was on the June PB agenda and is on the July meeting agenda. I was not able to access the June recorded meeting so I do not know whether my letter to PB below was discussed then. In case it was not discussed, I would hope it could be discussed at this week's meeting.

The development, if approved, would irreversibly change the topography and landscape in Brookline's center by the act of removing an estimated 3 million cubic feet of soil requiring an estimated 11,000 dump trucks to transport the soil and rocks to some other location. This will be in addition to an unknown number of trucks carrying away tall trees that were cut. Clearly there is the issue of how the traffic will be managed in Brookline's center during construction as well as what steps may need to be implemented to reduce the impact to Brookline's road surfaces.

The second issue is that the removal of all these trees, rocks and soil and their replacement with impermeable surfaces (roads, sidewalks, driveways, houses) significantly reduces the absorption and storage of rainwater in the soil, trees and vegetation and dramatically increases the flow into the Nissitissit of not only rainwater, but also chemicals for deicing roads and sidewalks, and chemicals used on lawns. Unless this runoff issue is addressed, Brookline may get a lasting reputation for having laid waste to one of the few Wild and Scenic Rivers of New Hampshire.

Thank you in advance for reading this letter at the July PB meeting and asking for the developer to respond.

Thank you!

Best Regards,
Dennis Bechis

Sent from my iPhone

Begin forwarded message:

From: Dennis Bechis <dennisbechis10@gmail.com>
Date: April 21, 2022 at 1:48:25 PM EDT
To: Alan Rosenberg <rosie03033@charter.net>, Brendan Denehy <bdenehy@brooklinenh.us>, Christopher Duncan <ctduncan212@gmail.com>, Eric Bernstein <eric.s.bernstein@gmail.com>, Eric Pauer <eric@pauerhome.com>, Kristen Austin <kristen@brooklinenh.us>, Ron Pelletier <nhibdcaller28@gmail.com>, Scott Grenier <scottygrenier@gmail.com>, Steve Russo <srusso@brooklinenh.us>
Cc: Valerie Rearick <valerie@brooklinenh.us>
Subject: Re: Rough analysis of earth moving in Brookline center

A further consideration is what steps shall/can the developer or the Town of Brookline take to restrict the volume and/or use of chemicals on lawns to destroy weeds or insects or chemicals on winter road surfaces, which chemicals may have a negative impact on flora, fauna, fish and other inhabitants and users of the Nissitissit Wild and Scenic River corridor and lead to the degradation or loss of this treasure and the loss of this honorable distinction for Brookline. It is to be noted that besides the Nissitissit, there are only 4 other rivers in New Hampshire that have been designated Wild and Scenic. The concern about future chemical impact to the Nissitissit is one part of the more immediate and larger concern over the impact to the Nissitissit River resulting from removal of immense volumes of trees, rocks and soil.

Sent from my iPhone

On Mar 16, 2022, at 11:34 PM, Dennis Bechis <dennisbechis10@gmail.com> wrote:

Dear Planning Board members,

The following is not time-urgent but should be considered at the next time the PB considers the development proposed for the center of Brookline.

I examined and did a rough analysis of the Meridian Land Services drawings for the proposed development. Unless I am mistaken, the graphic scale presented in the lower right corner of the 8.5"x15" drawings is in error. The scale should be 1 : 80 (IN:FT), not 1:40.

By slicing the lot at 80 foot separations (horizontal lines in 1st attachment) and noting the depth of soil to be removed at regular intervals of 80 feet (vertical lines) and by plotting the results, one can visualize the contours of soil that will need to be removed. In the 2nd attachment, the blue curves show the present topography of the land (peak at 268') along the horizontal slices while the red curves show the proposed elevation (245') of the building site after removal of soil and boulders. The 245' elevation matches that of Main Street near Sargent Road. From this analysis, one can estimate the volume of soil/boulders to be removed at 3 million cubic feet. Assuming a dump truck capacity of 270 cubic feet, this corresponds to 11,000 dump truck trips

through town to haul soil and boulders away.

At the next PB meeting where the development is discussed, I would hope we can hear how the development would be conducted with acceptable impact to Brookline's roads and the traffic near Sargent Road and Main Street. The volume to be removed - which will permanently change the topological profile of Brookline - is also of concern for potential impacts to the underlying aquifer and to the Nissitissit Wild and Scenic River.

Best Regards,
Dennis Bechis

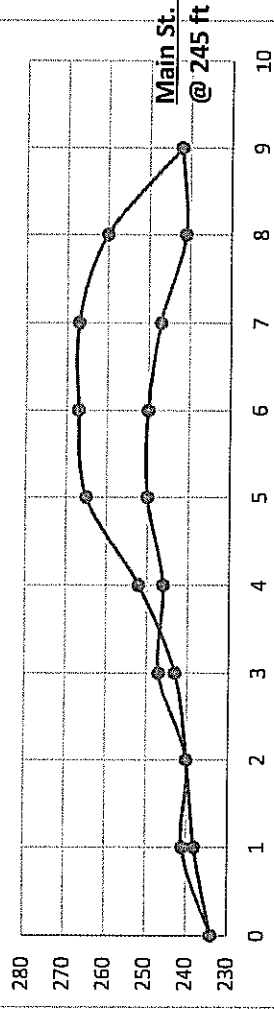
Y	X	PRE	POST	DELTA Z
1	0	232	232	0
1	1	232	232	0
1	2	232	232	0
1	3	230	230	0
1	4	240	240	0
1	5	256	256	0
1	6	266	266	0
1	7	260	260	0
1	8	248	248	0
1	9	232	232	0
2	0	234	234	0
2	1	238	241	-3
2	2	240	240	0
2	3	243	247	-4
2	4	252	246	6
2	5	265	250	15
2	6	267	250	17
2	7	267	247	20
2	8	260	241	19
2	9	242	242	0
3	0	232	232	0
3	1	236	236	0
3	2	238.5	240	-1.5
3	3	248	244	4
3	4	268	246	22
3	5	268	246	22
3	6	266	247	19
3	7	266	246	20
3	8	260	237	23
3	9	241	241	0

Calculation of drops in elevation PRE- and POST construction at X-intervals of 80 feet along Y-slices separated by 80 feet (see penciled grid on Meridian Land Services grading plan) (Note: Main Street lies near X=10; y=0,1, and=7slices not used) (Note: one inch on 11"x15" map = 80 feet on land)

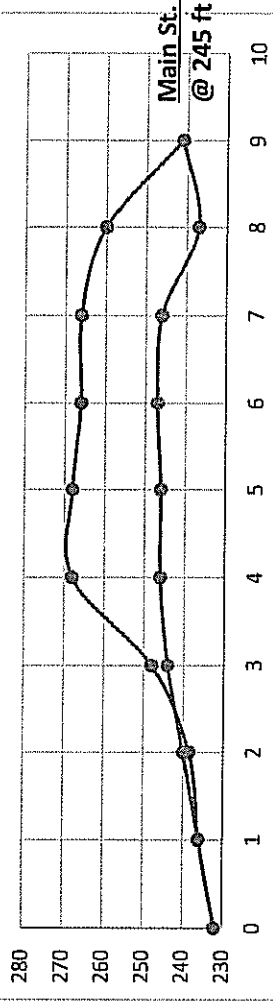
~ 3 million cu ft total volume of soil, boulders, rocks removed

~ 11,000 # of dump truck trips to haul away soil and rock

Land Profile Pre Post slice y=2



Land Profile Pre Post slice y=3



4 4 4 4 4 4 4 4 4 5 5 5 5 5 5 5 5 5 5 6 6 6 6 6 6 6 6 6 6

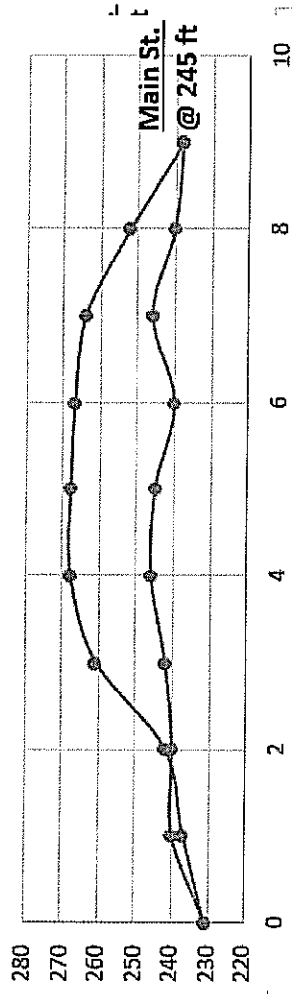
0 1 2 3 4 5 6 7 8 9 0 1 2 3 4 5 6 7 8 9 0 1 2 3 4 5 6 7 8 9

231 237 242 261 268 268 267 264 252 238 233 252 266 268 268 266 260 244 234 233 246 264 264 264 264 236 236

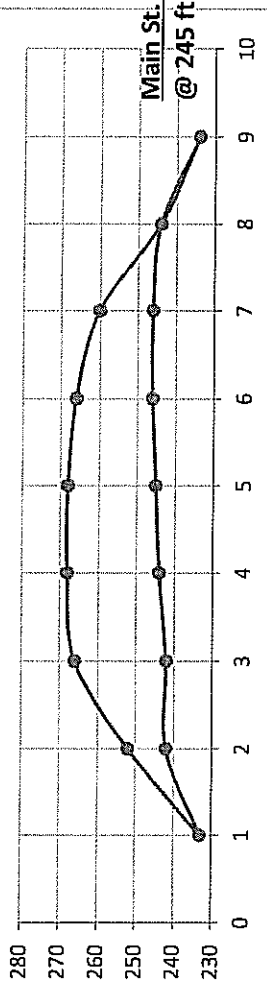
231 240 240 242 246 245 240 246 240 238 233 242 242 244 245 246 246 244 234 233 246 245.5 245 246 236 236

0 -3 2 19 22 23 27 18 12 0 0 0 0 10 24 24 23 20 14 0 0 0 0 0 0 0 0 18.5 19 18 0 0 0

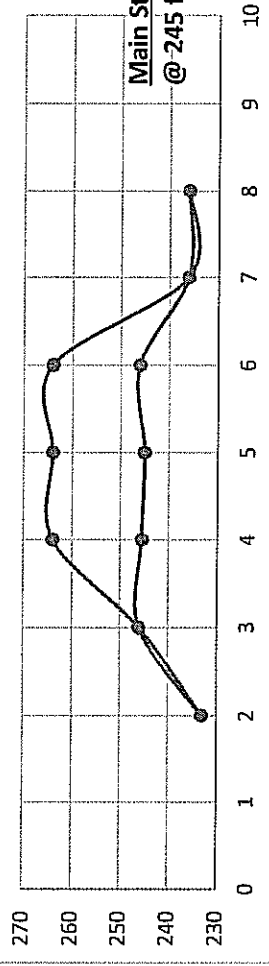
Land Profile Pre Post slice y=4



Land Profile Pre Post slice y=5



Land Profile Pre Post slice y=6



Y	X	PRE	POST	DELTA Z
7	0			0
7	1			0
7	2	230	230	0
7	3	232	232	0
7	4	234	234	0
7	5	238	238	0
7	6	246	246	0
7	7	235	235	0
7	8	232	232	0
7	9			0

Main St.
@ 245 ft

Total of DELTA Z's

469

TOTAL VOLUME REMOVED 3,001,600 Cu Ft

Typical dump truck load

270

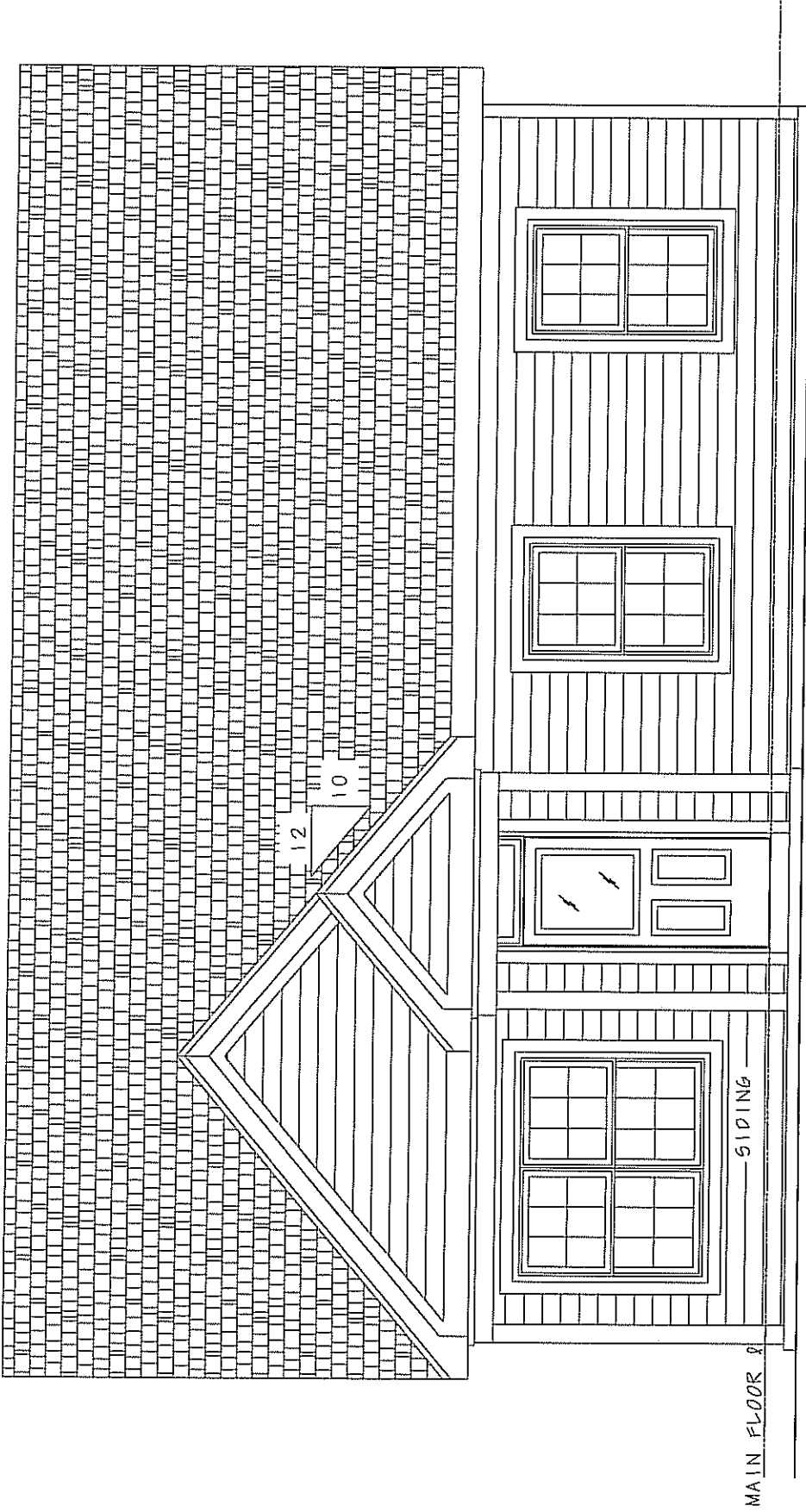
Cu Ft

Total # dump trucks of soil, boilders,...

11,117

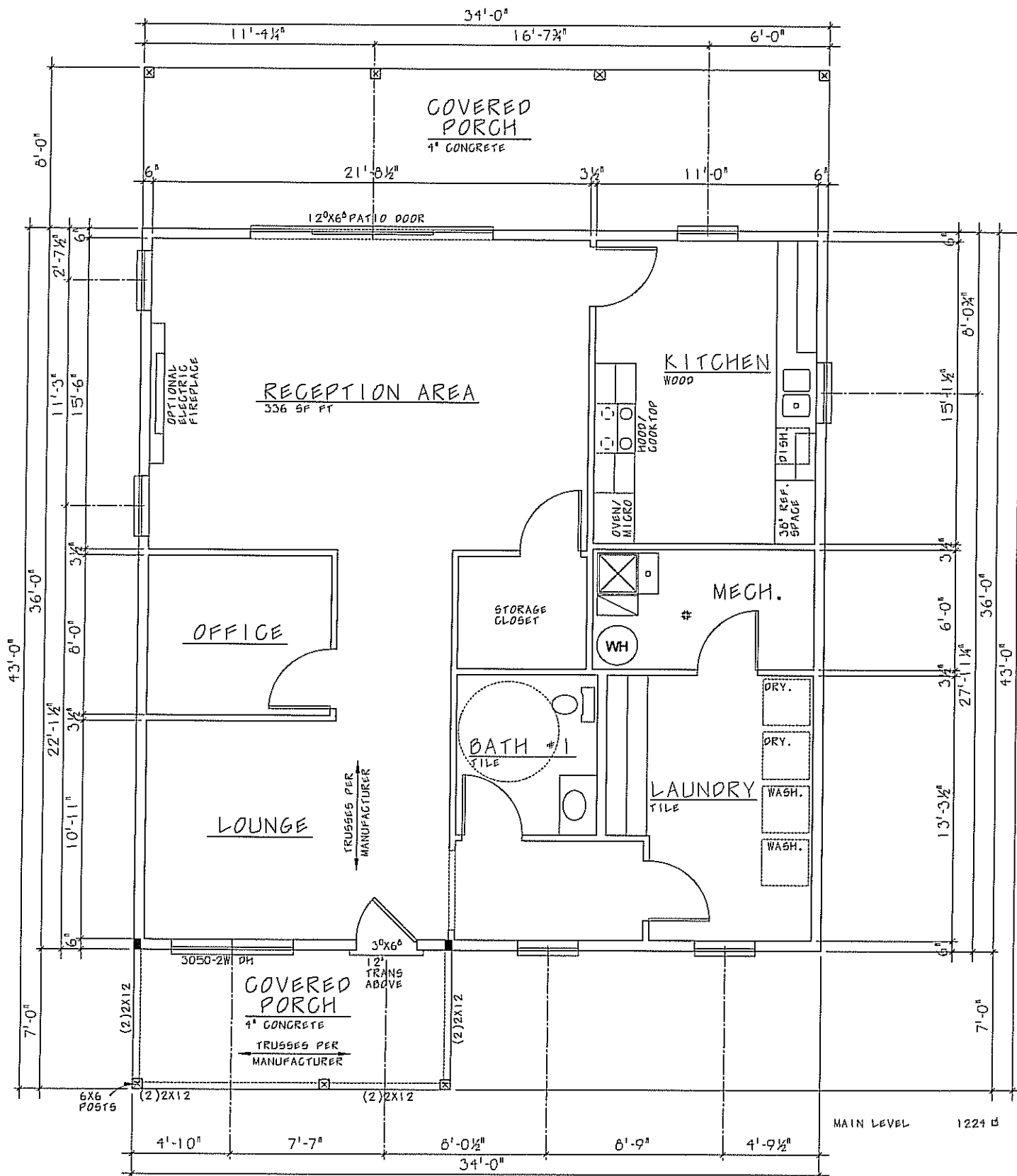
y=0 slice not used

Y	X	PRE	POST	DELTA Z
0	0	230	230	0
0	1	230	230	0
0	2	230	230	0
0	3	233	233	0
0	4	244	244	0
0	5	255	255	0
0	6	255	255	0
0	7	266	266	0
0	8	258	258	0
0	9	244	244	0



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

Michele Decoteau

From: jwchrystal@gmail.com
Sent: Monday, July 18, 2022 7:37 PM
To: Charlie Corey
Cc: Michele Decoteau; 'Randolph Haight'
Subject: Drafting Basin

Charlie,

Per our conversation today, I will be having a hydrogeologist model the groundwater drafting basin. We will design the size to be able to sustain pumping at 1000 gpm for 22.5 minutes (per cistern requirement) with a minimum drafting capacity of 30000 gallons. The maximum depth will be placed so the bottom of the basin is no greater than 12' below the ground surface allowing for the static head to be no greater than 12' from ground surface. It is likely with groundwater recharge the static head will remain less than 12'. The drywell configuration will be designed based on this model design. Once the system is installed, it can be tested for meeting capacity requirements. I will forward the hydrogeologist report once it is complete.

Thanks

Jay Chrystal
Village Brook LLC