



**TOWN OF  
BROOKLINE, NEW HAMPSHIRE**

**PLANNING DEPARTMENT**

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

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**NOTIFICATION OF APPROVAL  
Site Plan for Housing for Older Persons**

**Case Number  
Tax Map Numbers**

**SP#2022-B – H-042  
H-042**

**Applicant's Name & Address:**

**Jay Chrystal**  
14 Ben Farnsworth Road  
Brookline, NH 03033

The above Site Plan application has been conditionally approved by the Brookline Planning Board on November 17, 2022, with the following Findings of Fact and the following conditions:

Findings of Fact

The Board found find that the application meets the intent and purpose of the Housing For Older Persons Section 2200 of the Brookline Zoning Ordinance. In addition, the application met the Site Plan Regulations.

Excavation Conditions:

- 1) Days/hours of operation for the excavation – Monday through Friday 7 AM to 5 PM and excluding Federal Holidays.
- 2) Inform the truck drivers about the location of the school bus stop and likely times of pick up. Truck drivers need to be extra cautious during morning pick up times and afternoon drop off times.
- 3) Limit the loads taken off-site per day – 30 trips/day
- 4) Trucks will start off on state roads but may end up on town roads depending on customers.
- 5) A temporary construction entrance must be constructed to reduce dust/dirt on the road. This will need to be constructed before excavation takes place and be approved by the Town of Brookline. This will be constructed to the standards specified in the NH Stormwater Manual Volume 3 Section 4.2 Temporary Construction Exit.
- 6) Completion of an AoT permit and a driveway permit.
- 7) Requirement to get an intent to cut and intent to excavate.
- 8) Keep the topsoil on site to be reused in the reclamation –. Soil stockpile must be maintained according to the standards specified in the NH Stormwater Manual Volume 3 Section 4.1 Soil

Stockpile Practices. Specify location to be noted of stockpile and methods of maintenance in the plan.

- 9) Town review and comment on a spill prevention plan that must include local contacts.
- 10) Nashua River Watershed Association review of the SWPPP and Spill Prevention Plan – this should include restrictions on any repairs to vehicles onsite.
- 11) No vehicles shall be fueled on site.
- 12) No excavation shall be permitted within four (4) feet of the seasonal high-water table. A waiver could be granted by the Planning Board for this requirement if it is shown that further excavation will not adversely affect water quality.
- 13) Performance guarantee for the excavation that meets the standards of the Excavation Site Plan Review Regulations Section X: Performance Guarantee.
- 14) Excavation plan showing the buffers that must remain in place during the excavation to reduce impacts on health, safety, welfare of abutters, impact to the Nissitissit River, and Town residents. Buffer must be designed to reduce noise, dust, visual impact and protect endangered species.
- 15) Reclamation plan shall be the final approved site plan dated 5/13/2022 and revised through 10/18/2022 by Meridian Land Services.
- 16) Excavation must be completed within two (2) years of site plan approval. A letter with the Notice of Decision including the conditions of approval must be recorded at the Hillsborough County Registry of Deeds.
- 17) Appeal of any decision should remain the normal process through the Zoning Board of Adjustment.

#### Site Plan Conditions of Approval

1. Conditions of approval for the Lot Line Adjustment 2022-1:H-36,H-42,H-43, must be met and the record number be added to the Site Plan
  - a. All fees associated with the case review and meeting attendance shall be paid prior to the recording of the final plan.
  - b. The applicant shall submit 4 (instead of 8) paper copies of the final plan and a permanent, reproducible Mylar,
  - c. The applicant / representative shall provide a labeled and pre-paid mailing tube to send the final Mylar to the Registry of Deeds,
  - d. All conditions of approval shall be noted on the final plan.
2. Letter from a surveyor certifying the bounds were set for the Lot Line Adjustment provided to the Town of Brookline
3. All fees for site plan review and meeting attendance by the Town Engineer and Town Planner shall be paid prior to the issuance of a building permit.
4. Prior to construction, the conditions of excavation shall be met.
5. Preconstruction conditions for excavation shall be recorded in a letter at the Hillsboro County Registry of Deeds
6. The applicant shall submit a digital file along with eight (8) hard copies of the plan and a permanent recordable Mylar and prepaid mailing tube shall be provided to the Town of Brookline.
7. Copies of all legal documents shall be submitted prior to building permits being issued.