



BROOKLINE, NEW HAMPSHIRE

P.O. Box 360 – 1 Main Street  
Brookline, NH 03033

**Thursday, April 18, 2024**

Town Hall Meeting Room  
Meeting Minutes

**Present:** Eric Bernstein, Co-chair  
Alan Rosenberg, Co-chair  
Chris Duncan, Member  
Scott Grenier, Member  
Steve Russo, Selectboard representative  
Jennifer Dolloff (alternate)

**Staff:** Michele Decoteau, Town Planner

**Attendees:** Breanne Goodine (Root to Happiness), Bradley Casperson (Meridian Land Services), Ben Senter (Farm Boy Properties), Bob Parodi (representing Farm Boy Properties), Joe Tamposi (Tamposi Brothers Properties), C. Brannon (Fieldstone Land Services) and Megan Carrier (Sheehan Phinney Bass & Green)

## **1. Call to Order**

E. Bernstein opened the meeting at 7:03 PM and read the hybrid meeting rules.

## **2. Minutes & Mail**

Mail – none

### April 11, 2024 Public Meeting minutes

Line 27 ... Bernstein

Line 55 ... director

Line 147 ... ad

**C. Duncan MOVED to approve the meeting minutes from April 11, 2024, as amended. S. Grenier SECONDED.**

Discussion: None

All in favor (5 - yes, 0 - no, 0 - abstain). Motion carried.

### April 11, 2024 Nonpublic Meeting Minutes

**C. Duncan MOVED to approve the meeting minutes from April 11, 2024, as written S. Grenier SECONDED.**

Discussion: None

All in favor (5 - yes, 0 - no, 0 - abstain). Motion carried.

### Review Nonpublic Minutes of 2003.05.01

**A. Rosenberg MOVED to keep the nonpublic meeting minutes of 5/1/2003 sealed. S. Russo SECONDED.**

Discussion: None

All in favor (5 - yes, 0 - no, 0 - abstain). Motion carried.

### 3. Public Hearings & Applications

E. Bernstein read the public hearing opening statement.

#### SP#2024-5:K-061 – Root to Happiness Home Business

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E. Bernstein read the public hearing notice.

B. Goodine introduced her business, Root to Happiness and said she was growing cut flowers for farmer's markets and a CSA with pick up self-serve at her home.

Determination of Regional Impact – The Board reviewed the questions for the determination of regional impact for this project.

**A. Rosenberg MOVED to FIND that SP#2024-5:K-061-I is not a development with regional impact. C. Duncan SECONDED.**

Discussion: None

All in favor (5 - yes, 0 – no, 0 – abstain). Motion carried.

The Board reviewed the application for completeness. The only missing item was the date the plan was first drafted. B. Goodine said it was drafted March 3, 2024.

**C. Duncan MOVED to accept application SP#2024-5:K-061-I as complete. S. Grenier SECONDED.**

Discussion: None

All in favor (5 - yes, 0 – no, 0 – abstain). Motion carried.

B. Goodine described her business and the need for the self-serve kiosk. The Board confirmed that parking would be off the road, cars could pull off the road completely in that location and she said yes. The Board asked if there were any questions from abutters or interested residents of Brookline. J. Liska (197 NH Route 13) said that parking off the street is important.

**A. Rosenberg MOVED to FIND that application SP#2024-5:K-061-I complies with the Home Business Ordinance and site plan regulations. C. Duncan SECONDED.**

Discussion: None

All in favor (5 - yes, 0 – no, 0 – abstain). Motion carried.

**C. Duncan MOVED to approve application SP#2024-5:K-061-I. S. Grenier SECONDED.**

Discussion: None

All in favor (5 - yes, 0 – no, 0 – abstain). Motion carried.

#### SP#2024-6:D-073 – Farm Boy Properties HOP

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E. Bernstein read the Public Hearing notice. B. Casperson, B. Senter, and B. Parodi represented the project.

B. Casperson provided the Board with a brief overview of the project.

Determination of Regional Impact – The Board reviewed the questions for the determination of regional impact for this project.

**C. Duncan MOVED to FIND that SP#2024-6:D-073 is not a development with regional impact. S. Grenier SECONDED.**

Discussion: None

All in favor (5 - yes, 0 – no, 0 – abstain). Motion carried.

B. Casperson and the Board reviewed the items remaining for acceptance. The site plan items were resolved, and the Board noted that the remaining items were related to the HOP Ordinance. The letter required for compliance was delivered but had not been reviewed.

He noted that they were using an existing building and only minor changes were being made to the exterior but to meet the need for a completed application, a photo log of the building was submitted. He said that the parking requirements were met including two handicapped parking spaces in front of the community center and including the covered parking spaces under the car port

B. Casperson said they were updating the driveway permit with DOT and that should be sent to the Town shortly. He reviewed the building design and discussed the landscaping plans. The Board asked how residents will get from the top to the community center on the bottom floor. B. Casperson said that they could drive or take the trail that provides access from one parking lot to the other.

B. Casperson said that the lighting plan is to change everything to LED lighting and add one additional light at the top. No other lighting is contemplated.

The Board asked about the Community Center and if a variance was going to be applied for regarding the size of the center. B. Casperson confirmed that a variance would not be pursued at this time.

B. Casperson said the unit identification is noted on the floor plan exhibit. M. Decoteau requested this be on the plan and noting the unit number with an arrow pointing to the door on the plan would be acceptable.

The driveway was discussed again and B. Senter stated that he was planning to narrow the driveway with landscaping and the removal of pavement.

B. Casperson said that the existing septic system will remain and is sufficient in size since the change from a commercial use to residential as the sewage load is less.

B. Casperson said this site requires a Conditional Use Permit since it exceeds the minimum impervious area in the Aquifer Protection District. The narrative was summarized to note that no new impervious area is proposed, and this will support the purposes of the Aquifer Protection District.

He addressed fire protection and said that the plans are not yet final so the fire protection reserve area is noted on the plan.

B. Casperson said that the letter from the applicant's attorney to fulfill the HOP compliance requirement was submitted today. Waiver requests were reviewed, and the Board determined that not all were needed. The rendering of the building would be provided, and all agreed that this lot was abuts only other lots in the C/I district.

6.1.01i – HISS - B. Casperson noted that there was no new building proposed and the septic system is already in place. The additional cost of the soil mapping would be a burden to the applicant as it would provide no additional information.

**C. Duncan MOVED to grant the waiver to Section 6.1.01i for application SP#2024-6:D-073 due to the hardship of the cost burden with no additional information would be provided by the maps. S. Grenier SECONDED.**

Discussion: None

All in favor (5 - yes, 0 – no, 0 – abstain). Motion carried.

6.1.01p and 3.1.02d – stormwater plan and drainage calculations

B. Senter and B. Casperson said that the pavement will be removed, repaved and the plan is to replace some portions with gravel. B. Casperson said that the drainage calculations would not provide any useful information because they show how a development is not allowing more stormwater to exit the site than before development and this development is for the most part, inside the building.

**A. Rosenberg MOVED to grant the waiver to Section 6.1.01p and 3.1.02d for application SP#2024-6:D-073 because no additional pavement will be added and current pavement will be removed creating a net decrease in stormwater and this will be an extra expense – with the condition that there be an update to the plan to this effect. C. Duncan SECONDED.**

Discussion: None

All in favor (5 - yes, 0 – no, 0 – abstain). Motion carried.

Parking was discussed and how the residents will access the community center. The Board asked that if interconnected access was to include driving from the top to the bottom, one handicapped parking space should be located at the top parking area and one at the lower parking area. The remaining parking spaces would not be handicapped. The Board noted the covered parking and that the trail or parking lot were the options for getting from the covered parking to the units.

The Board discussed buffer requirements. The adjacent property on one side is a residential use on a lot zoned C/I. The Board asked that a buffer be added to the sides that abut D-074. C. Casperson said that it would need to taper on the southern side of the lot to provide sight lines for the driveway. The Board noted that the buffer needed to be on the outside and the open space required could not include the buffer. The trail could be located inside the buffer line to help define it.

Action items remaining for acceptance:

1. Letter to meet Section 2206 compliance needs to be reviewed
2. Rendering of the sign needs to be provided
3. A copy of the picture/rendering needs to be provided to the Planning Department
4. Updated plan to include: asphalt perimeter, unit numbering, and snow storage locations

**C. Duncan MOVED to continue case SP#2024-6:D-073 to May 16, 2024 at 7:00 pm. A. Rosenberg SECONDED.**

Discussion: None

All in favor (5 - yes, 0 – no, 0 – abstain). Motion carried.

SP#2024-7: D-050 – Brookline Woods

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E. Bernstein read the Public Hearing notice. J. Tamposi, C. Brannon, and M. Carrier represented the project.

J. Tamposi provided an overview of the project.

Determination of Regional Impact – The Board reviewed the questions for the determination of regional impact for this project.

Trash was discussed as part of the DRI. J. Tamposi said that it would be private and C. Brannon said there would be likely five small dumpsters. The Board asked that the plan for trash be noted and the dumpster locations put on the plan.

**C. Duncan MOVED to FIND that SP#2024-7:D-050 does not meet the requirements for a development with regional impact per RSA 36:54-58. S. Russo SECONDED.**

Discussion: None

All in favor (5 - yes, 0 – no, 0 – abstain). Motion carried.

The Board reviewed the requirements for acceptance.

A letter of intent to provide utilities is a requirement for subdivision acceptance and the Board decided by consensus that this would be needed even though the housing is all on a single lot.

Stump disposal needs to be noted on the plan and the applicant said that they were intending to grind the stumps on site and use them for erosion control. The applicant offered to add a note to the plan to that effect.

M. Decoteau noted that there is a requirement for deeds for land for public use. This applies to the lot to be transferred to the town and the applicant agreed to provide a draft deed.

C. Branon discussed the scale of the maps with the Board. The plans were organized to have the overview page at the correct scale followed by 3 pages of more detailed information. The Board agreed by consensus that this would meet the requirement for scale.

Signs were discussed and the applicant is not contemplating a “Brookline Woods” type sign and the Board noted that with a shared driveway, a directional sign noting the names of the roads and buildings would be required.

Arist renderings of the site were discussed. The drawings of the buildings with the landscaping was very helpful, but a rendering of the entire site is a requirement. C. Branon said they might need to come to the Board with a waiver request to the timing. J. Tamposi shared an example from another project and the Board confirmed the “drone” view would be acceptable.

Covered parking was discussed. If there is no variance granted, this would need to be added to the plan before approval.

The Board would like the excavation amounts – just the amount of material being removed.

The Traffic Study needs to be revised to add the North Mason Road intersection. A. Rosenberg asked about the length of driveway. C. Brannon said about 2200 feet. The Board asked about a shared emergency access with abutting property. The applicant said that this was discussed with the other landowner and remains a possibility. The Board asked that it be noted on the plan with a designation such as “future potential emergency access.”

Street names will need to be revised. The applicant agreed to provide some additional suggestions.

The documents related the management of both housing developments was discussed. J. Tamposi said it would be the same company managing both.

**A. Rosenberg MOVED to continue case SP#2024-7:D-050 to May 16, 2024 at 7:00 pm. S. Russo SECONDED.**

Discussion: None

All in favor (5 - yes, 0 – no, 0 – abstain). Motion carried.

**4. Subcommittee update**

A. Rosenberg said he would be asking the subcommittee to meet next week.

**5. Master Plan**

M. Decoteau said that the drafts of the Master Plan chapters were not ready and she would send them for review in a day or two.

**6. Other Business**

None

**7. Non-Public Session re RSA 91-A :3 II (m)** – The Board agreed to table the minutes for review until the next meeting.

**8. Adjournment**

**A. Rosenberg MOVED to adjourn at 11:09 PM. C. Duncan SECONDED**

Discussion: None

All in favor (5 - yes, 0 – no, 0 – abstain). Motion carried.

Respectfully submitted by M. Decoteau

Approved on: 05.02.2024