



**TOWN OF  
BROOKLINE, NEW HAMPSHIRE  
PLANNING BOARD**

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**PLANNING BOARD MEETING  
Minutes  
February 02, 2012**

**Present:**     Alan Rosenberg, Co-Chair (voting)  
                 Dana MacAllister, Co-Chair (voting)  
                 Darrell Philpot, Selectmen's Representative (voting)  
                 Richard Randlett, Member (voting)  
                 Ron Pelletier, Member (voting)  
                 Judy Cook, Alternate  
                 Valérie Maurer, Town Planner

**Absent:**       Kevin Gorgoglione, Alternate.

**7:00 PM- Meeting start**

**Minutes**

Alan made a motion to approve the Planning Board minutes of January 19, 2012 as written. Ron Seconded. Vote yes 4-0.

**NRSP #2012-A:K-77, Doug and Monica Maillet ( Maillet's Water Works) – 27 Route 13**

**In attendance for this hearing: Doug and Monica Maillet (business owner), John and Susan Fogarty (abutters at 2 Parker Road).**

**Doug** said he runs his business from his home in Mason right now but would like to move everything to 27 Route 13. This location will be great for getting his name out being right on a main road. **Valérie** said this will be for equipment storage and not a retail office. **Doug** said he would like to sell water filtration supplies at the office but he doesn't anticipate a lot of foot traffic at the office. He also takes water samples; those will be brought back at the office but sent out to be tested. **Doug** will be moving his equipment to this location and selling salt for water filtration units. **Valérie** said if you are going to open it up for retail business you will need to find out how many parking slots you will need including handicap spots. This is dictated by State regulations. The Building Inspector will help you with this. The Fire Department went in and did an inspection; they have a short list of things that need to be done. **Valérie** suggested to Doug that they discuss the traffic safety with the Police Department now that there will be traffic entering and exiting that site. The entry and exit to the parking lot will need to be clearly marked.

**Valérie** said because there are no modifications to this site or buildings the Planning Board will need to waive a few of the requirements from Section 6 of the site plan regulations.

**Alan moved to waive the following requirements from Section 6 in the Site Plan Regulations:**

- b. 8 copies of site plan prepared by land surveyor**
- g. Bearing and distance of property lines and source of the information**
- i. High Intensity Soils survey**
- m. & n. Rendering of existing or proposed building or addition, etc.**
- o. Location of buildings within 50 feet of the parcel, roads and driveways within 200 feet**
- p. Storm drainage plan**
- q. topography**
- r. Special Flood Hazard Areas**
- s. Utilities**
- u. Soil and Erosion Control plan**
- v. Copies of easements, covenants and deed restrictions**
- w. Copies of federal, state and local permits**

**Richard seconded. Vote yes 5-0.**

**Alan moved to accept NRSP#2012-A: K-77, Maillet's Water Works. Richard seconded. Vote yes 5-0.**

**Alan** said this lot is in the aquifer protection district and asked how the salt will be stored and what kind of salt it is. **Doug** said it is a like little rock salt and it is delivered on pallets in sealed bags that will be stored outside in the yard. **Susan Fogarty** asked what the waivers were for that the Board just voted to waive. **Dana** read the waiver again and explained that because this was an existing business, already had a site plan and no changes were being made to the building or site they did not need this information added to the file because it is already included. **John Fogarty** said seeing as this is in an aquifer protection district what will they do with the water samples when he is finished with them. As he mentioned previously, **Doug** said he only collects the samples and stores them for up 24 hours in a refrigerator and then sends to a lab in Manchester. There are no testing chemicals at the office. **John Fogarty** said traffic is also a concern with tractor trailers sweeping through that parking lot and the school buses; it is already a bad intersection. **Dana** said Doug doesn't seem to expect a lot of traffic and asked Doug if he could guess how many people will be in and out of the parking lot. **Doug** said he gets deliveries on a Tuesday or Thursday and it is a cube truck or box truck (no bigger than a UPS truck) that drops things off; as for customers maybe between 5 to 10 people a day. He will not have the office open if he is not there at this point in time. The only equipment he will have at the site will be a cube van, a small backhoe on a trailer and a F350 pickup truck. **Susan Fogarty** asked if boilers and heaters will be stored at this location. **Doug** said no. If he buys a boiler or a heater it will be to be installed in a home. He doesn't buy and store. **John Fogarty** said he hopes the aesthetics will get better. **Doug** said he is working that out with the owner of the building. He would like to cut a few trees that have been damaged in storms and paint the building. He doesn't want to run his business out of a dump. He can't guarantee anything the owner has to agree. **Susan Fogarty** asked if there will be a sign. **Doug** said he will need to apply for one but he doesn't need one that is lit. **Judy** asked if Doug would be installing security lighting. **Doug** said he didn't see the need right now. **Judy** said this is a commercial property and there could be a high intensity business that goes in there.

**Valérie** read the staff report recommendations:

1. All fees for case review, Staff meeting attendance and inspections shall be paid prior to the issuance of a Certificate of Occupancy by the Building Inspector.

2. The applicant shall submit 4 paper copies of the final plan (if the Boards request additional information)
3. The Fire Department shall conduct a final inspection and provide a satisfactory report to the Planning Board prior to the issuance of a Certificate of Occupancy by the Building Inspector.
4. Any change of use as approved at the (date) hearing shall be presented to the Board for review.

**Valérie** suggested taking out the second recommendation that requires 4 paper copies of the plan. They have drawn up and supplied them already. **Dana** said that, because it is retail, they should add the number of parking and handicapped spaces to the site plan.

**Alan moved to approve NRSP # 2012-A: K-77, Maillet's Water Works with the following conditions:**

1. All fees for case review, Staff meeting attendance and inspections shall be paid prior to the issuance of a Certificate of Occupancy by the Building Inspector.
2. The Fire Department shall conduct a final inspection and provide a satisfactory report to the Planning Board prior to the issuance of a Certificate of Occupancy by the Building Inspector.
3. Any change of use as approved at the February 02, 2012 hearing shall be presented to the Board for review.
4. Delineate parking spaces including handicap parking on the site plan (4 copies required)

**Ron Seconded. Vote yes 5-0.**

**Conceptual discussion, Simone Cullen - New Business owner for Bakery/ Coffee Shop at 194 Route 13 ( to replace the "Copper Kettle Bakery").**

**Valérie** said she asked Simone Cullen to come in tonight to introduce herself and her business; she would like to reopen the bakery at 194 Route 13. All inspections have been done not too long ago. **Alan** asked if it was going to be that same hours of operation. **Simone** said yes same hours; she may be there earlier to bake and will open about 6:00 am and will close around 1:00 pm or so because she has another job she has to be at in the afternoon. **Valérie** said Simone will be running the same service as the Copper Kettle Bakery offering coffee, baked goods. All the inspections were done recently; she just wanted the Board to know what Simone was planning and if there is no change to the business just a different owner she didn't think you would need another site plan. The only thing Simone may need to do is get a sign permit if she plans on changing it from the shape and size it is now to a larger sign. **Simone** said it does need to be more visible to attract more customers. **Simone** said she doesn't have a business name yet but when she does she will let Valérie know. **Darrell** asked when she was planning to open for business. **Simone** said she plans on opening the first week in March 2012. **Valérie** said they will need copies of any licenses or permits that Simone receives from the State for the files. The Board thanked Simone for coming in and wished her good luck.

**Master Plan Update, Latest Draft for Executive Summary Chapter, Implementation Chapter, Executive Summary/Implementation stand-alone document Chapter, Hazard Mitigation Chapter, and the Demographics Chapter.**

**Valérie** said these are the final drafts that they discussed in January with Jill Longval from NRPC. Jill will be here at the April 5, 2012 meeting to show the Board the final and formatted Master Plan. NRPC. she just needs the Board to sign off on the last few chapters. **Valérie** said they are still looking for photos of Brookline if anyone has any that they could pass along that would be great. **Darrell moved to accept the Executive Summary Chapter, the Implementation Chapter, the Executive Summary/Implementation stand-alone document Chapter, the Hazard Mitigation Chapter, and the Demographics Chapter. Ron seconded. Vote yes 5-0.**

**Richard made a motion to adjourn at 8:00. Darrell Seconded. Vote yes 5-0.**

**Dana MacAllister, Co-Chair** \_\_\_\_\_

**Alan Rosenberg, Co-Chair** \_\_\_\_\_

**Richard Randlett, Member** \_\_\_\_\_

**Ron Pelletier, Member** \_\_\_\_\_

**Darrell Philpot, Selectmen's Representative,** \_\_\_\_\_

**The next Regular Planning Board meeting will be 2/16/2012.**

**Minutes submitted by Kristen Austin.**