



**TOWN OF  
BROOKLINE, NEW HAMPSHIRE**

**PLANNING BOARD**

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**PLANNING BOARD MEETING**

**Minutes**

**February 4<sup>th</sup>, 2010**

**Present:** Michele Hakala, Co-Chair, Voting  
Richard Randlett, Member, Voting  
Ronald Pelletier, Member, Voting  
Kevin Gorgoglione, Selectmen's Representative  
Paul Anderson, Alternate, Voting for Alan Rosenberg  
Dana MacAllister, Alternate  
Valérie Maurer, Town Planner

**Absent:** Alan Rosenberg, Co-Chair and Mike Papadimitos, Alternate

**Also Present:** Randy Haight, Meridian Land Services, Christopher Hegarty, 2-lot subdivision applicant

**Michele** opened the meeting and asked Paul to vote for Alan.

**Minutes**

**Richard moved to approve the minutes of January 21, 2010 as written. Seconded by Kevin. Voted Yes 3-0.**

**Kevin moved to release the Non-Public Planning Board minutes of January 7, 2010. Seconded by Ron. Vote Yes 3-0.**

**Case Review**

**Case # 2010:1-D-52-43 – Christopher & Joyce Hegarty, 2-lot subdivision, Capt. Seaver Road** Board's Members were provided with the Staff Report Valérie put together after reviewing the application.

**Randy Haight** said that all the corrections requested by Valérie have been made on the revised plan provided tonight. The only item missing is the State Subdivision Approval number, which, once received, will be added to the final plat. **Michele** asked if the application was ready for acceptance. **Valérie** answered yes. All fees have been paid; abutters notified and notices of public hearing posted.

**Motion**

**Kevin moved to accepted the application, case # 2010-1:D-52-43. Seconded by Richard. Voted Yes 5/0.**

**Michele** read the Public Hearing opening Statement.

**Valérie** said that it was a simple 2-lot subdivision. Although she is somehow concerned about the beaver pond in the back of the property that could potentially get larger (in 1987, there was only a small stream running), she did not find any issue with the application. **Randy Haight** said that the beavers could disappear if there was no more food in the future. **Valérie** said that she asked the Conservation Commission for comment on this particular issue; the BCC in a letter dated January 13, stated: “(...) *the water level was increased by 6 feet in 20 years, creating a pond, but it is impossible to know if the beavers will continue to increase the water level in the future*”. **Michele** asked if there was any comment from the Board. There was none.

**Valérie** said that the Road Agent recommends \$1,500 for Off-Site Improvement. **Michele** asked Valérie if there was any other issue to discuss regarding the application. **Valérie** answered no. Christopher Hegarty provided a \$25.00 check payable to Hillsborough County Treasurer requested in order to record the final plan. Mr. Hegarty and Michele signed the Off-Site Improvement Agreement. Mr. Hegarty took the agreement in order to have his wife Joyce sign the document. He will bring it back to the Town Hall.

**Michele** asked for a motion to approve the case.

**Motion:**

**Richard moved to approve the application, case # 2010-1:D-52-43 with the following conditions:**

- All fees for application review and meeting attendance shall be paid prior to the recording of the final plan.
- The applicant shall submit 8 paper copies of the final plan and one permanent, reproducible Mylar.
- NH DES subdivision approval number shall be added to the final plan.
- The proposed lot is subject to an impact fee per the Brookline Zoning Section 2100, in three separate amounts. The impact fees of \$222.14 (for ambulance facility), \$1,304.24 (for Brookline school system) and \$1,843.17 (for Hollis/Brookline Coop Middle School) are payable to the Town of Brookline at the time the Certificate of Occupancy is issued for the lot.
- Off-Site improvement agreement shall be recorded. The amount is payable to the Town of Brookline at the time a building permit is issued.
- A letter from Meridian Land Services stating that all bounds have been set shall be provided prior to the issuance of a building permit.

**Motion seconded by Kevin. Voted Yes 5-0.**

**Master Plan Update**

As discussed during the previous meeting, an “Informational Meeting” for the future update of the Master Plan will be held on Thursday March 4, 2010. Proposed location has changed and it will be in the meeting room or in the upper room if a lot of people attend. **Kevin** said that the Brush Hall, previously suggested meeting location, is not bigger than the Town Hall meeting room. **Michele** suggested asking Alan to install the video equipment to broadcast the meeting.

**Valérie** drafted a flyer that will be mailed to all Brookline Residents. **Valérie** asked the Board to review it in order to finalize it at the February 18 meeting. **Ron** suggested asking people to “answer by (date)” via email or by calling Valérie in order to have an idea on how many people will attend.

**Michele** said that Alan, Valérie and she are meeting tomorrow at 2:00 pm with Jerry Coogan, TFM, to review the proposed contact and discuss the timeline.

**Capital Improvement Plan**

All members were provided with a copy of the final draft of the CIP that Alan put together. Alan was not present but asked all members to review the CIP for adoption at the February 18, 2010 Planning Board meeting.

**NRPC Work Force Housing Seminar**

**Dana** said that he attended the seminar that the NRPC held in Milford on January 18 regarding Workforce Housing. **Dana** will email the Board with information he gathered that night.

**Richard moved to adjourn at 8:05 pm. Seconded by Kevin. Vote yes 5 -0.**

**Michele Hakala, Co-Chair, Voting** \_\_\_\_\_

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

**Ronald Pelletier, Member, Voting** \_\_\_\_\_

**Kevin Gorgoglione, BOS's Representative, Voting** \_\_\_\_\_

**Paul Anderson, Alternate (Voting for Alan Rosenberg)** \_\_\_\_\_

The next Planning Board meeting will be held on February 18, 2010.

Respectfully submitted,

**Valérie Maurer**