



**TOWN OF
BROOKLINE, NEW HAMPSHIRE
PLANNING BOARD
P.O. BOX 360 – 1 Main Street
BROOKLINE, NH 03033-0360**

Telephone (603) 673-8855
Fax (603) 673-8136

kristen@brookline.nh.us valerie@brookline.nh.us
<http://www.brookline.nh.us>

**PLANNING BOARD MEETING
Minutes
March 17, 2011**

Present: Alan Rosenberg, Co-Chair, Voting
Richard Randlett, Member, Voting
Ron Pelletier, Member, Voting
Dana MacAllister, Alternate, Voting for Mike Papadimatos
Valérie Maurer, Town Planner

Absent: Mike Papadimatos, Co-Chair, Darrell Philpot, Selectmen's Representative, and Paul Anderson, Alternate.

6:30pm to 8:00pm Master Plan Update. Discussion with NRPC and Master Plan Committee for final draft review of the following chapters: Vision, Land Use, Energy and Natural Resources.

8:00 pm – Alan open the Planning Board business meeting.

Minutes

Ron moved to approve the Planning Board minutes of March 3, 2011 as written. Richard Seconded. Vote yes 3-0.

Alan asked Dana to vote for Mike Papadimatos **Dana** agreed.

Case #2011-1: F-18, Gavin Rev. Trust 4-lot Subdivision, Off Rocky Pond Road

In attendance for this hearing Randy Haight (Meridian land Services), Dennis LaBombard (LaBombard Engineering LLC (Town Engineer)), Francis and Robin Gavin (Applicants), James and Denise Townsend (abutters at 46 Rocky Pond Road lot F-18-2), Steven and Carolyn McLaughlin (abutters at 52 Rocky Pond Road Lot F-18-3), David Shed (not an abutter but speaking on behalf of Steven and Carolyn McLaughlin), Christopher Pestana (abutter at 49 Rocky Pond Road lot F-60-2), and Denise Morrisette (11 Scabbard Mill Brook Road).

Valérie said Randy has corrected all the concerns she had forwarded to him after the last plan submitted. She just received the updated plans shortly before this meeting and has not had a chance to review it.

Randy said he has also made corrections to the plan from the list of concerns that Dennis had sent him also. **Dennis** said if the updates were completed as requested he doesn't think he would have an issue with this plan but said that he will review the updated plan and provide a report. **Alan** said the letter from the Road Agent (Jerry Farwell) states off site improvement will be \$1,500 for lots F-18-8, F-18-9, and F-18-10. This will be for improvements to Rocky Pond Road.

Valérie said note 18 was added to the plan which states “The driveway to the dwelling on lot F-18-8 is proposed to be less than 700ft long in order to comply with the maximum fire protection drafting distance of 2500’, if the driveway exceeds 700’ then a sprinkler system will be required for the proposed dwelling.” That was the only concern the Fire Department had and this note covers that. **Valérie** said Town Counsel has the common driveway easement and had not commented on that yet. **Valérie** said she will follow up on that. **Valérie** said there is also an email from Jim Belanger from Hollis, who is an abutter but is unable to attend this meeting. Mr. Belanger states that his property is land locked and during the previous subdivision he had gone to the Planning Board meeting and asked that notes were added to that plan that states the Gavin’s were to offer him access to his landlocked property in the event of a future subdivision. **Randy** said Mr. Belanger has not contacted the Gavin’s about a right of way through the common driveway. **Randy** said he found a deed that gives Mr. Belanger access to his lot off Rocky Pond Road in Hollis (deed reference book 7855 page 0803 and plan 35026). He also has a walking access through a lot in Hollis. **Randy** said he could always purchase a lot from the Gavin’s to access his property. The Board agreed there is access to Mr. Belanger’s property and he has not contacted the Gavin’s about a right of way.

Valérie said at the last meeting there was a concern with the vernal pools. There was a permit submitted to the state about wetlands that reads “During the wetland delineation of this property the area surrounding the stream crossing was evaluated for the presence of vernal pools. No depressions or wetlands were found that could function as a vernal pool and support obligate vernal pool species on this property.”

Valérie said there is no date or signature on this letter. **Randy** said we can have it stamped, signed, and dated if you wish. **Denise Townsend** asked if this letter was looked into and written recently or if it is an older letter. **Randy** said it was just done a week and a half ago. Tim Ferwerda from Meridian Land Services went out to review this property for the dredge and fill permit for the state and has written this letter in response to not finding any vernal pools in the possible construction areas.

Valérie said she was also concerned with the snow removal. The area depicted on the plan doesn’t look like enough room to store snow. **Randy** said there was plenty of room for snow storage. **Dennis** said he thinks the plans are in pretty good shape but would like more information on the bridge. He also asked to add check dams for erosion control and they have been added.

Steve McLaughlin asked why the driveway was changed from the left side of the creek as depicted in the last plan instead of squeezing it between the property line and the wetlands. **Randy** said that during the subdivision done in 1996 we had been asked by the Board to add a future road for informational purpose only. That is what was recorded but it was not the intention of the applicants to put the road there. It was at the request of the Planning Board at the time for information only. **Steve** said it seems like it would be a better plan to put the road in where the future ROW was depicted on the 1996 plan.

David Shed (relative of the McLaughlin’s) said the proposed driveway is in a very wooded area until you get to this section (along the McLaughlin’s property). The plan shows that the common driveway will be graded right to the property lines. They should be able to build without taking out the wooded area. He also asked if the bridge will be big enough for the rain and snow melt that will occur. The area is slanted down to the McLaughlin property and the drainage for this is swales when this freezes; there will be a stream and a lot of erosion. The guard rail for the bridge is also a concern; will it be a metal guard rail or a wooden rail? There is also a propane tank owned by the McLaughlin’s that is very close to the property line and will be close to the proposed driveway. They could add a timber guard so that no one slides off the road and hits it. **Randy** said he understands but he doesn’t think it will work. This plan has been reviewed by the Town Engineer. As far as drainage is concerned, we have done everything that has been asked. This will work. There will be a culvert properly installed for when the swales are frozen. **Jim Townsend** asked if a common driveway needs a stop sign and a name. **Randy** said per the Town common driveway regulations it needs to be named and it needs a stop sign. This will not be a paved road. **David Shed** asked if this isn’t paved, with the steep slope of this common driveway, won’t there be erosion issues? **Randy** said the Town Engineer has reviewed this plan and he

doesn't think there will be a problem with erosion. **Steve McLaughlin** asked if he could request that this be paved to keep the dust down. **Randy** said this will have more shade than the other road there is more shade and less dust. **Denise Townsend** asked who will maintain this driveway. **Randy** said that is covered in the common driveway documents. The lot owners will have to maintain the driveway. **David Shed** said there will be pooling at the intersection with Rocky Pond Road in the wintertime. **Randy** said if it is built to specifications and maintained by the owners, the water will not pool at the intersection. **Denise** asked why the creek was diverted years ago. **Randy** said the culvert wasn't installed properly but that will be corrected. **Alan** asked if the water flow will return to its original pattern. **Randy** said yes. **Alan** said there still seems to be a concern with the vernal pool status. **Randy** said a vernal pool is not connected to moving water because predators are there. It also has to maintain 1 1/2 feet of water in the growing season for the eggs to grow. **David Shed** asked if they can get a second opinion on the vernal pool situation. **Randy** agreed they could have someone else go out to do a survey if the Board wishes. Valérie recommended that the Board schedules a site walk. **Robin Gavin** asked Randy if he knew where the McLaughlin's property line is and if not can they find it during the site walk. **Randy** said yes. **Chris Pestana** said he lives across the street and is trying to picture what this will look like. **Randy** said the closest house to the road will be 600 feet, you might see lights in the winter time from your house.

Denise Morrisette asked when the plan is verified for engineering purposes, does that include where the snow will go. It doesn't look like there is enough room. **Randy** said yes there is plenty of room; in some areas, there is more than 10 feet on the side of the driveway. **Denise Townsend** asked if there was a minimum set back for the propane tank to the property line. **Randy** said he thinks there is only a 15 foot setback from the house only. **Dana** said he did not think that there are regulations for propane tanks being too close to the property lines.

The Board decided to schedule a site walk of the property to see if there are any vernal pools, look at the McLaughlin's property line, on Saturday, March 26, 2011 at 9:00am. This will be noticed and open to the public, the abutters are welcome to attend. The Board will also request that the Conservation Commission attends as well. **Randy** suggested parking the cars in the Gavin's driveway. **Francis** said that was fine.

Dana moved to continue Case #2011-1: F-18, Gavin Rev. Trust 4-lot Subdivision to April 7, 2011. Ron Seconded. Vote yes 4-0.

CIP – Creation of the 2012-2017 Committee to be approved at the April 7th PB Meeting

Alan said the Board was extremely impressed with the work that was done last year and would like to ask Paul Anderson if he would like to volunteer again this year for the next meeting.

Richard moved to adjourn at 9:55 pm. Dana Seconded. Vote yes 4-0.

Alan Rosenberg, Co-Chair _____

Richard Randlett, Member, _____

Ron Pelletier, Member, _____

Dana MacAllister, Alternate, _____

**The next Regular Planning Board meeting will be 4/7/2011.
Minutes submitted by Kristen Austin.**