



**TOWN OF
BROOKLINE, NEW HAMPSHIRE**

PLANNING BOARD

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PLANNING BOARD MEETING

**Minutes
May 19th, 2011**

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

Absent: Darrell Philpot, Selectmen's Representative
Dana MacAllister, Alternate
Kevin Gorgoglione, Alternate
Paul Anderson, Alternate

8:00 pm – Alan opened the meeting

(Note: prior to the regular meeting, the Board met with the NRPC at 6:30 pm to review the Master Plan updated chapters)

Minutes

Ron moved to approve the Planning Board minutes of April 21st, 2011 as written. Mike Seconded. Vote yes 3-0.

The Board did not have enough members present to approve the minutes of the May 5, 2011 meeting.

Gavin's Subdivision, Case 2011:1:F-18.

Valérie said that Randy Haight, Meridian, contacted her and asked if he could go ahead with the final plan since all the NH State permits were approved. The only item that is pending is the discussion about the possible existence of a vernal pool on the property. **Valérie** contacted Dennis LaBombard who said that he would definitely be looking at the potential vernal pool a part of any onsite inspections that he does. He would not make any "special trips" to look only at this area unless requested to do so by the Board. Since the construction will not impact this area he does not think there should be a problem. Dennis does not see any reason not to allow the Board to proceed with the final approval. The Board did not have any additional issue and felt comfortable with Dennis' input. The Board allowed Valerie to get back to Randy and tell him to go ahead and finalize the plans.

2012 – 2017 Capital Improvement Plan (C.I.P.)

Paul could not attend the meeting. The item will be added to the June 2, 2011 agenda. **Alan** said that he would contact Paul and see what the status is. **Alan** asked Valérie to email him contact information for the Committee's members.

Other items

Mixed Use Zoning – Common wells / septic systems

Valérie said that letters were sent to property owners on Route 130 inviting them to a brain storming session on June 16, 2011. The meeting was to be held at the Town Hall but considering the possibility that many interested residents would attend, it was suggested to move the meeting at the Fire Station. **Valérie** will check if the F.D. meeting room is available and book it. There is a screen at the Fire Station what we will be able to use if we need to.

Ron offered to take some pictures of buildings in the area that have living and business areas (mixed use) and show them to people who will attend the meeting.

Alan asked Valérie if she would have something prepared for the June 16 meeting. **Valérie** said that she would gather information that will be provided to participants.

Ron discussed signs and talked about his experience with the sign application process he had to go through in order to replace the existing/old sign with a more attractive one. He was denied an internally lit sign because this is not allowed in the Residential district, even if he has been running his business for many years. He was authorized by the Zoning Board to illuminate the new sign with 2 attached spot lights. The sign ordinance, as previously discussed by the Board, will need to be looked at.

Valérie said that she contacted Hollis and Townsend to get information on common well and septic are used in development such as the Market Place in Hollis. There are two large septic fields and a private well serving the entire complex. In addition to the stores, day care center, there is a 24-unit elderly housing facility on the property. Hollis also has the "school well" which serves the Hollis schools, the Ever Ready fire house, the "Block" (an apartment building on Main Street), the Wheeler House, Town Hall, the Lawrence Barn and one private residence. In Townsend, all septic systems are individual but about 5,000 residents receive town water via 5 wells that send the water to 2 storage facilities. The other 1,500 residents have private wells. **Valérie** asked members if they wanted her to continue to do more research that could benefit Brookline in the future (could be used for large commercial development on Rte 13, mixed use buildings, etc...) **Alan** said that this would be valuable information to have. The Board agreed.

Richard announced that he would not be able to attend the June 2, 2011 meeting.

Richard moved to adjourn at 8:25 pm. Ron Seconded. Vote yes 3-0.

Alan Rosenberg, Co-Chair _____

Mike Papadimatos, Co-Chair _____

Ron Pelletier, Member _____

Richard Randlett _____

The next Regular Planning Board meeting will be held on June 2nd, 2011, starting at 7:00 pm
Minutes submitted by Valérie Maurer