



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

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**PLANNING BOARD MEETING  
Minutes  
June 07, 2012**

**Present:** Alan Rosenberg, Co-Chair (voting)  
Dana MacAllister, Co-Chair (voting, arrived at 7:30 pm)  
Ron Pelletier, Member (voting)  
Richard Randlett, Member (voting)  
Darrell Philpot, Selectmen's Representative, (voting)  
Judy Cook, Alternate  
Valérie Maurer, Town Planner

**Absent:** Kevin Gorgoglione, Alternate

**7:05 pm** – Alan called the meeting to order

**Minutes**

**Darrell made a motion to approve the Planning Board minutes of May 17, 2012 as written. Richard seconded. Vote yes 4-0.**

**Business Meeting, Update on Committees**

**Economic Development Committee**

**Ron** gave some feedback on the first meeting that took place on June 5, 2012. The Committee, who met with Intern Tim Stetson, discussed goals such as preparing a list of businesses, putting together a survey, organizations to contact. **Judy** said that the Police Department is working on putting together a list of businesses. **Ron** said that Tim could talk to the P.B. about the list. The next Committee's meeting is scheduled for July 10, 2012 – 4 pm.

**Capital Improvement Committee**

**Alan** said that he is working on modifying the forms that are sent each year to town departments to convert them in a .pdf format to fill out on line and email back directly to the CIC. **Alan** said that he should be ready by next week.

**Mixed Use Zoning, Grant Application**

**Ron** said that he met with the Selectmen on Monday. Brian Rater was present as well. The Committee got the okay from the Selectmen to go ahead with the grant application with a vote 3-2. **Judy** said that it

was a good thing and the Planning Board should always rely on professionals such as the NRPC to write a new ordinance because they have the expertise that Board's members might not have. All members agreed. The NRPC has been working on putting the application together on behalf of the town and it will be signed by the Selectmen at the June 11, 2012 meeting.

#### **Site Plan Requirement for New Police Department**

**Judy** said that the Board already discussed the topic at the April 19, 2012 meeting as stated in the minutes that **Alan** read:

*“**Valérie** said they have a copy of the original plan and we could use an updated plan. **Judy** asked if the Facilities Committee should make a formal presentation or is an as built plan sufficient. **Alan** said they were here to make a presentation 8 years ago when they had originally started this Safety Complex addition so he thinks an as built plan would be good enough. The only difference is that it is a smaller addition than originally planned. **Dana** said they have had a discussion about a flashing sign warning people about emergency vehicles. **Valérie** said this was suggested when the Safety Complex was originally built. **Judy** said the Town has not been very good about getting the DOT to do anything for us. **Alan** said the Planning Board will need an update to the impact fees schedule when Bond amount for the addition is finalized.”*

The Board agreed that an “as built” plan should be provided.

#### **Sign Ordinance Revision – First Discussion**

The Board discussed issues with regulations for the commercial/industrial district which might not be adapted to all situations such as a potential large commercial development which would require additional square footage of signage. Also discussed were the subdivision signs that deteriorate over time once the development is done, such as the Laurelcrest subdivision. Out of the 2 signs installed, one if now on the ground and the other is appalling. Members exchanged opinions on how to enforce the removal of these signs once the last house is built such requesting a removal performance guarantee. As done a year or so ago, the Board looked at the Milford sign ordinance which clearly explains what is or is not allowed in such and such district, including a table listing basic requirements.

Milford also has a definition section that Brookline could consider using. Additionally their “enforcement, violations” section clearly states that signs who do not comply with the regulations, are in the right of way or are not maintain may be removed. The Board mentioned that the NH DOT does not give warning and removed or cut down any sign located in the right of way. **Judy** said that, In the future, the town could ask the Road Agent to mark the right of way. The town could take the sign in the right ow way down. **Darrell** said that he was not in favor of having such rule in the subdivision regulations. **Judy** said that maybe the Selectmen should take care of this. **Alan** said that there could be wording in the ordinance that would describe “what taking care of a sign” would involve. **Judy** said that sign on Laurelcrest was an eyesore. During the Vision Forum, town people were in favor of having “Gateways” which is a way to beautify the town and this sign has the opposite effect. **Judy** said that the town has to do something like the State does that would allow us to take down any sign in the right of way.

Board's members took copies of the Milford Sign Ordinance and spread sheet to review and discuss at the next meeting. Also, **Judy** asked to talk to Russ Heinselman who, at the time he was on the Board of Selectmen, took pictures of all existing signs in town. Pictures were then attached to the assessment cards. This was a good way to see that was on each property.

**Richard made a motion to adjourn at 8:10 pm. Darrell Seconded. Vote yes 5-0.**

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

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

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

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

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

**The next Regular Planning Board meeting will be 6/21/2012.  
Minutes submitted by Valerie Maurer.**