



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

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**PLANNING BOARD MEETING
Minutes
July 01, 2010**

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

Absent: Kevin Gorgoglione, Selectmen's Representative.

7:00pm Meeting started

Minutes

Richard made a motion to approve the minutes of the June 3, 2010 Planning Board meeting as written. Ron Seconded. Vote yes 3-0.

Richard made a motion to approve the public minutes of the June 17, 2010 Planning Board meeting as written. Mike Seconded. Vote yes 3-0.

Master Plan Update

Alan said that the Steering Committee held the second Master Plan update meeting last Tuesday at the Brookline Event Center. **Alan** said he and Laurie Stevens are Co-Chairs for the Forum Steering Committee. He has invited Laurie here to introduce herself to the Planning Board. **Laurie** said she lives on Russell Hill and is a Civil Engineer; she has wanted to start participating in the community so she joined in the Master Plan Update and the Forum Steering Committee. **Alan** said they formed two Subcommittees: one to create a survey and one to put together a forum that will be held late October. **Valérie** said the Survey Steering Committee has been split into three groups they will each work on five chapters and come up with about three questions for each chapter for the survey. The next Survey Committee meetings will be held on July 6th and July 13th. **Alan** said the Forum Committee is meeting again on July 13th at the ambulance bay. **Valérie** said that she would like to remind that the Planning Board does not have a budget for food or drinks for the forum in October. For the visioning meeting we asked for donations and that worked really well. **Alan** said the first thing we need to do is figure out

where the forum will be held and if there will be any restrictions as far as food goes. Last year CSDA was a nut free facility so we had to watch what was brought into the building. **Alan** said he wanted to catch up with Michele Gagne from the UNH- Coop but was unable to get in touch with her, he will try again next week.

Workshop: Proposed Amendments to Zoning and Regulations (Second Discussion)

Roads – Regulations

In attendance for this discussion was Dennis LaBombard (LaBombard Engineering LLC, Town Engineer)

Alan said when a subdivision is built and the road is constructed there is a bond for construction and maintenance that need to be put in place. This bond is renewed every year. Before the Town accepts a road it has to have the final top coat and it needs to survive two winters and once the Road Agent, Town Engineer, and Planning Board are satisfied then it goes to town meeting for acceptance by the voters. The challenge we are faced with is there is no language that states when or how long you have to finish the road. **Dennis** said due to construction cost you have to increase the bond amount every year. Some bonds are cash bonds and sit in an account and collect interest. Some bonds are in a form of a letter of credit and the bond holder can choose not to renew a bond. **Dennis** said the life of a paving job is 15 years and he thought 5 years was a reasonable amount of time. You may want to add wording to the regulation that the Planning Board can waive the five year limit if needed. **Paul** asked if there is a logical time as to when to put the top coat over the base coat. **Dennis** said the regulation state they have to wait at least a year after the base coat is down to put on the top coat. **Alan** read Subdivision Regulation Appendix A. A.5.G “The wearing surface shall consist of 3 inches of plant mixed bituminous concrete. It shall be applied in two (2) courses, 2" base course and 1" top course. The top course shall not be applied until at least one calendar year has passed from the date of the completion of the base course. (8/21/97). **Alan** said they could add “not more than 5 calendar years to have road completed” to this section. The Board agreed.

Paul asked who keeps track of all the roads. **Dennis** said he doesn't keep a spreadsheet but he has all that information in his files. **Paul** asked if they have any roads that are 5 years old and only have a base coat. **Dennis** said yes there are quite a few and the oldest is about 10 years old with only a base coat. **Alan** said that what we would change in the ordinance today would not apply to those roads; they would be grandfathered. The Board agreed there should be a limit as to when a road needs to be completed by. The Board though they should get Jerry Farwell's (Road Agent) opinion on the matter. **Dennis** said he will ask other towns and get the Road Agent's opinion and get back to the Board with his findings. **Paul** asked what happens when the five years is up and the road isn't finished. **Dennis** said the bond can be recalled and the Town would finish the road.

Common Driveways

Alan asked Dennis if he had any thought or comments about common driveways. For example, what is your opinion on how many common driveways in one subdivision or at the end of a road. **Dennis** said he is a fan of through roads. He said he doesn't like to see common driveways clustered together. You have to have somewhere to drop snow in the winter. He would recommend at least 30 to 40 feet spacing between common driveways.

Growth Management Ordinance

Valérie said she asked other towns what they were doing about the Growth Management Ordinance and all surrounding towns she has been in contact with do not have one anymore. There is no growth right

now you have to justify it in order to have the growth management ordinance in place. The sunset clause states the growth management ordinance will expire at sunset on the day of town meeting in March of 2011. If we let this expire and think that at some point we may need to reinstate it, we could do it at another Town Meeting. Right now, we only need to add a page to the ordinance that states the growth ordinance has expired on 3/9/2011. **Richard** said he would like to see the Town keep the ordinance in place. **Valérie** said the revised RSA is clear and requires that we conduct a study to justify the ordinance and we can not right now. **Richard** said he didn't think the keeping the growth ordinance was hurting anything.

Alan said if all the surrounding Towns had let the growth management ordinance expire we can't justify keeping it.

Valérie said the goal of having such ordinance is to keep the growth in town at about 3%. Right now we aren't even close to that.

Sign Ordinance

Valérie said she would like to get more information to present to the Board before they discuss possible changes to the sign ordinance. She will add to the next agenda. **Dana** said he brought in a copy of Milford's sign ordinance. **Valérie** said she will make copies for the next discussion.

Valérie said they should also wait for comments from Dennis LaBombard (Town Engineer). The Board agreed.

Ron said it should state somewhere in the workforce housing ordinance that minimum lot size needs to be 1 acre of dry land. The Board agreed to hold discussion and put this on another agenda.

Richard moved to adjourn at 8:25 pm. Ron Seconded. Vote yes 4-0.

Alan Rosenberg, Co-Chair _____

Mike Papadimatos, Co-Chair, _____

Richard Randlett, Member, _____

Ron Pelletier, Member _____

The next Regular Planning Board meeting will be 7/15/2010.

Minutes submitted by Kristen Austin.