



**TOWN OF  
BROOKLINE, NEW HAMPSHIRE**

**PLANNING BOARD**

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**PLANNING BOARD MEETING**

**Minutes**

**August 5, 2010**

**Present:** Alan Rosenberg, Co-Chair, Voting  
Mike Papadimatos, Co-Chair  
Richard Randlett, Member, Voting  
Ron Pelletier, Member, Voting  
Dana MacAllister, Alternate

**Absent:** Kevin Gorgoglione, Selectmen's Representative, Member, and Paul Anderson, Alternate,  
and Valérie Maurer, Town Planner

**7:00pm Meeting starts**

**Minutes**

**Richard made a motion to approve the minutes of the July 15, 2010 Planning Board meeting as Modified. Ron seconded. Vote yes 3-0.**

**Mater Plan Update (Alan)**

**Alan** said the survey sub committee has put together question for the survey. The forum committee was going to hold the meeting at CSDA but he was told that RMMS maybe a better choice. The forum committee will discuss further on Tuesday 8/10/2010 there next meeting. The next steering committee meeting will be held on Tuesday August 17, 2010. There is no budget for food so they have asked the loins club about a spaghetti dinner and they were going to discuss with the fire department about doing a barbeque. The only problem with CSDA is that we have to be out of the building by 10:30 pm. The other challenge is that CSDA is also enforcing the nut free policy. **Ron** asked what time they wanted to start the forum meeting. Alan said at about 6 if they are going to serve a meal to about 6:30 and have the groups start working at about 6:45.

**Workshop: Final Review of Proposed Amendments to Zoning and Regulations**

**Alan** reviewed the changes discussed at previous meetings:

**SUBDIVISION REGULATIONS**

3.1.17, Procedure, Conditional approval – Add the following wording: “*Whenever a plat is recorded to memorialize an approval issued by the Board, the final written decision, including all conditions of approval, shall be recorded with or on the plat*” RSA 676:3,III

4.8.05, Roads – Add the following language: “*Except for roads designated as private roads, all roads shall be property deeded by the applicant to the Town of Brookline by a Warranty Deed.*”

Open Space Development – Section 4.12

4.12.02, replace the reference to section 3.1.25 by 3.1.32

4.12.03, add the following: “The 50-foot perimeter setback, *or a value as deemed necessary by the Planning Board*, is a buffer between (...)”

Appendix A, A.5 (g), Road Construction, Replace last sentence: (...). *There shall be a minimum of one (1) year and a maximum of five (5) years between placing the base pavement and the completion of the finish paving 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.*

### **NON-RESIDENTIAL SITE PLAN REGULATIONS**

3.2.09, Procedure, Conditional approval - add the following wording: “*Whenever a plat is recorded to memorialize an approval issued by the Board, the final written decision, including all conditions of approval, shall be recorded with or on the plat*” RSA 676:3,III

**Ron moved to accept the final changes and schedule a public hearing on September 16<sup>th</sup>, 2010.  
Mike Seconded. Vote yes 4-0.**

#### **Case Review – Compliance hearing, Joe Raneri, Flea Market, 65 Route 13.**

Joe Raneri was not in attendance for this meeting. **Alan** said this can be rescheduled for the next meeting.

#### **2011-2016 Capital Improvement Plan (Paul)**

Paul was not in attendance for this meeting. Will be on the agenda for next meeting

**Richard moved to adjourn at 8:05 pm. Ron Seconded. Vote yes 3-0.**

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

**Mike Papadimatos, Co-Chair,** \_\_\_\_\_

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

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

**Dana MacAllister, Alternate,** \_\_\_\_\_

**The next Regular Planning Board meeting will be 8/19/2010.  
Minutes submitted by Kristen Austin.**