



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

**TOWN OF
BROOKLINE, NEW HAMPSHIRE**

PLANNING BOARD

**P.O. BOX 360 – 1 Main Street
BROOKLINE, NH 03033-0360**

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

PLANNING BOARD MEETING

Minutes

September 1, 2011

**Present: Alan Rosenberg, Co-Chair, Voting
Mike Papadimitos, Co-Chair, Voting
Richard Randlett, Member, Voting
Darrell Philpot, Selectmen's Representative, Voting
Dana MacAllister, Alternate (Voting for Ron Pelletier)
Valérie Maurer, Town Planner**

Absent: Ron Pelletier, Member, Paul Anderson, Alternate, Judy Cook, Alternate, and Kevin Gorgoglione, Alternate.

6:30 pm Master Plan Update

Alan said NRPC will not be attending tonight. They feel that they are far enough along in the Master Plan update that they will be able to just ask questions by email. The Three members from the Master Plan Committee Linda Chomiak, Tom Larochele, and Brendan Denehy that were in attendance agreed email was easier. **Alan** asked if the first Planning Board meeting of the month would still work for everyone to get together and discuss any questions that NRPC may have emailed over. They all agreed.

7:00 pm Minutes

July 21, 2011 Public Minutes

The Members that were in attendance for the July 21st meeting and were in attendance were Darrell, Alan, and Richard.

Darrell moved to accept the Planning Board minutes from July 21, 11 as submitted. Richard Seconded. Vote yes 3-0

August 4, 2011 Non-Public Minutes

Members in attendance at the August 4th non-public meeting that were in attendance to vote on the minutes are Alan, Mike and Clarence Farwell. Clarence is in attendance tonight for a discussion about 65 Route 13 but will vote on the Non-public minutes.

Mike moved to approve the minutes of the Planning Board Non-Public Session on August 4, 2011 as written. Clarence Seconded. Vote yes 3-0.

August 4, 2011 Public Minutes

Members in attendance at the August 4th Public meeting that were in attendance to vote on the minutes were Alan, Mike and Richard.

Richard moved to approve the Planning Board Minutes from August 4, 2011 public session as amended. Mike Seconded. Vote yes 3-0.

Alan said the August 18, 2011 Planning Board meeting was canceled.

Alan asked Dana to vote for Ron tonight. **Dana** agreed.

Mail

Road Bond, Dupaw Gould Road – Jerry Farwell

Alan Read Letter from Dennis LaBombard (Town Engineer) dated August 14, 2011:

“He has inspected the completion of the upgrade to Dupaw Gould Road in accordance with the subdivision case as noted (2003-10:C-27) The grass is now established and he has received a positive email from Scott Knowles with regard to this project.

He believes that this upgrade has been completed in accordance with the approved drawings. The only outstanding item should be his invoice for this inspection, which he will try to forward shortly. Once that is paid then any remaining funds should be able to be returned to the developer.”

Alan read the letter that will go to the Selectmen from the Planning Board on Friday September 2, 2011 if the Board motions to release the bond for case #2003-10:C-27:

“During the September 01, 2011 meeting, the Planning Board reviewed the August 19, 2011 letter from the Town Engineer, Dennis LaBombard regarding the upgrade and turnaround construction on Dupaw Gould Road.

All the work has been done and the Planning Board recommends the Cash Bonds for the amount of \$1,644.00 and \$5,581.25, totaling \$7,225.25 be released.”

Darrell made a motion to recommend to the Board of Selectmen that the cash bonds be released to Jerry Farwell in the amount of \$7,225.25. Richard Seconded. Vote yes 5-0.

Case Review – Mark Guay, Mark Allen Cabinetry – Stoney Ledge Unit H & David and Michele Guay Local Pro Direct – Stoney Ledge Unit G

In Attendance for this review were Mark Guay and David Guay.

Mark Guay said they have rented units G&H at Stoney Ledge located at 185 Route 13. They will be building a wall to separate the space and unit H will be a kitchen and bath show room using all local contractors. He has spoken with a few but will also be speaking with the builders in town to see if they can work with them as well. They really want to promote that everything is made locally. **David Guay** said he is an established screen printer here in town and would like to use the space as kind of a meeting place for the teams to come in a get measured for uniforms. They will have a few retail items related to the sports. **David** said for his day job he is a sign maker and his business is located in Dunstable MA. He

will be making signs for the new units that will be placed on the roof, one per business. He would also be putting something on the windows. The Board said that the lettering on the windows would not count as far as the square foot for total signage allowed as per the Ordinance. **Alan** said you will need to go to the Building Inspector for the sign permits one per unit.

Valérie said she asked them to stop by to let the Planning Board know what they were going to do. There are no issues with this plan.

Alan asked **Valérie** if there was a floor plan on file. She said yes and will update it by writing in the names of the new businesses. **Darrell** asked when they will open. **Mark** said they would like to be open by mid September.

Darrell moved to find that no site plan be required for unit G & H. Dana Seconded. Vote yes 5-0.

Alan read the recommendations for approval:

- A final and satisfactory report from the Fire Department shall be submitted to the Planning Board,
- Any work done to modify the existing unit shall be done after the applicants ask for a building permit,
- The Building Inspector shall issue a Certificate of Occupancy prior to the beginning of any commercial activity,
- The applicants shall obtain sign permits, one permit for each unit.
- Any modification, extension, addition, etc. to the businesses as approved on September 01, 2011 shall be presented and reviewed by the Board before they happen.

Darrell moved to approve the two new businesses pending the items that will need to be completed on the list of recommendations previously read by Alan. Richard Seconded. Vote yes 5-0.

Site Plan Discussion - Jerry Farwell, Use of Parcel H-104, 65 Route 13

Clarence Farwell was in attendance to speak for Jerry Farwell who is unable to attend the meeting.

Clarence said he was here asking to be allowed to put up a 40x60 (2400 sf) Quonset hut to store winter sand. He went to the Building Inspector for a permit and was told he needed to come here. This hut is currently located at Bingham Lumber. **Alan** asked if this is all that will be on the lot. **Clarence** said no there is some equipment there now. **Alan** said at previous meetings there was some concern about oil dripping out of vehicles because this lot is in the Aquifer. Just so you're aware this may come up in the future. **Clarence** said this was recently purchased by Jerry this has happened so fast they are not exactly sure what they will be doing with the lot. For now he knows he would like to move the hut to this location for winter sand storage. When Jerry decides what he is going to do after that he will come to the Board. **Alan** said they will just need a finding from the Board. **Valérie** said there was some concern with the gate that is located at the entrance off South Main Street. **Clarence** said Jerry will speak with Scott Knowles (Fire Department) tomorrow.

Darrell moved to find that Jerry Farwell be allowed to erect the 20x40 ft Quonset hut on lot H-104, 65 Route 13. Richard Seconded. Vote yes 5-0.

Business Meeting – CIP Update

Alan said the CIP had their first meeting last Tuesday and they have three members. Paul Anderson is the Chairman, Alan Rosenberg is the Secretary, and Ann Somers has joined them as a member. They will be getting letters out to the Board and asking that their submission be handed in by September 23, 2011. The CIP will be hold public hearings on September 27, 2011 and October 4, 2011. They want

it to be wrapped up by the end of October. **Alan** said any purchase over \$5,000 should be added to the CIP plan for all departments.

Non-Public Session under RSA 91-A:3, II (c) matters which, if discussed in public, would likely affect adversely the reputation of any person.

Valérie said they were waiting for a response from Attorney Drescher seeing as a letter was not received this non-public will be canceled.

Richard moved to adjourn at 7:45 pm. Darrell Seconded. Vote yes 5-0.

Alan Rosenberg, Co-Chair _____

Mike Papadimatos, Co-Chair _____

Richard Randlett, Member _____

Darrell Philpot, Selectmen's Representative _____

Dana MacAllister, Alternate voting for Ron Pelletier _____

**The next Regular Planning Board meeting will be 9/15/2011.
Minutes submitted by Kristen Austin.**