



**TOWN OF
BROOKLINE, NEW HAMPSHIRE**

PLANNING BOARD

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**PLANNING BOARD MEETING
Minutes
September 20, 2012**

Present: Dana MacAllister, Co-Chair (voting)
Richard Randlett, Member (voting)
Darrell Philpot, Selectmen's Representative (voting)
Ron Pelletier, Member (voting)
Judy Cook, Alternate (voting for Alan)
Valérie Maurer, Town Planner

Absent: Alan Rosenberg, Co-Chair, & Kevin Gorgoglione, Alternate.

7:00 PM- Meeting start

Minutes

**Darrell moved to approve the minutes of August 2, 2012 as written. Ron seconded. Vote yes 3-0.
Judy moved to approve the minutes of August 16, 2012 as written. Darrell seconded. Vote yes 3-0.**

Dana asked Judy to vote for Alan. **Judy** agreed.

Review Planning Board By-Laws, Section IV- Meetings

Valérie said now that they have changed from two meetings a month to one meeting a month, the By-laws needed to be corrected to reflect the new schedule. **Darrell made a motion to modify the Planning Board By-Laws, Section IV-Meetings to reflect the Planning Boards decision to change scheduled meeting times from twice a month to once a month on the third Thursday. Judy seconded. Vote yes 5-0.**

Francis Kelly, SAI Communications. RE: AT&T –Proposed additional antennas on an existing tower Located on Lot G-53-T, 98 Route 13 - Conceptual Discussion

In attendance for this case review: Francis Kelly, SAI Communications.

Francis Kelly said he is an employee of SAI Communications and he is here tonight because AT&T Mobility is in the process of upgrading a number of towers. They started last year and upgraded towers in Boston MA, then the North Shore area, and a few in New Hampshire in Hudson, Nashua, and Pelham. They would now like to upgrade the Brookline site. He handed a Google aerial map showing the existing tower location to the Board and stated the nearest building was about 700 ft from the tower. **Judy** said that would be Paul Andre's house. **Francis** said Route 13 was about 2,264 feet away from the tower. They would like to add three antennas to the tower. The existing antennas are at 120 ft elevation on the tower. The new antennas will be higher. He handed the Board pictures of what the new antennas will look like once added to the Tower. When they first came to the Planning Board in 2008 they were asked to provide a bond for removal if needed. He has called to find out what the current cost would be so they can cancel the current

\$19,000 bond and re-issue a new bond of about \$28,600. They are asking the Board to approve a modification to the original plan. This will not have a big impact in this area. **Judy** said she didn't think this would have a big impact in this area. As long as they update the bond she doesn't see an issue. **Dana** said this is just a conceptual discussion. **Valérie** asked if the Board would require an application to update to the original plan. The Board agreed they didn't require and new case review they could just make a finding.

Judy moves to find that a new formal application is not necessary for this upgrade which is approved with the following conditions:

- 1. The applicant shall submit 4 copies of the final plans (containing these conditions of approval)**
- 2. All fees for staff's application review and meeting attendance shall be paid prior to the issuance of a building permit.**
- 3. Prior to the issuance of a building permit, the applicant shall provide an updated proof of adequate insurance covering accident or damage and an updated Security (Maintenance Guarantee), Section 1906, Zoning Ordinance.**
- 4. At biannual intervals from the date of approval, the applicant shall submit a report certifying compliance with the local regulations and any condition of the plan arrival along with the report certifying the structural integrity of the telecommunications antennas by a structural engineer. Section 5.2.10 (c) of the Non-Residential Site Plan Regulations.**
- 5. The Applicant shall comply with removal of abandoned antennas and towers requirement. Section 1907, Zoning Ordinance.**
- 6. Bond update .**

Richard Seconded. Vote yes 5-0

Eric Frick, Home Business, Conceptual Discussion.

Valérie said she has not received any paperwork and Mr. Frick is not in attendance tonight.

Victor Bass, Lot Line Adjustment – Lots B-46 and B-47 – Hood Road

In Attendance for this Case review Randy Haight (Meridian Land Services) and Victor Bass (owner of lot B-46)

Randy said this is a simple lot line adjustment Lot B-46 is almost 2 acres and Lot B-47 is almost 6 acres. They are proposing to take an acre from B-47 and add it to lot B-46. This switch encompasses all the improvement done on lot B-46. It has a 50 ft wide access easement to the back lot B-46 a shared driveway with lot B-47. This switch doesn't affect frontage just makes the lot larger. This is a very simple lot line adjustment. **Judy** asked what the improvements made on Parcel A were. **Randy** said yard improvement over a 20 year period or so. They used the wrong iron pin to determine the property line. **Judy** said B-47 is owned by the Bank now. **Randy** said yes. **Dana** this plan looks pretty straight forward. **Dana moved to accept application 2012-3: B-46, B-47. Judy seconded. Vote yes 5-0**

Mr. Bass said there has been a mistake regarding his middle initial it is R not B. **Judy** asked if that can be corrected before the plan is recorded. **Randy** said absolutely.

Judy moved to approve application 2012-3: B-46, B-47. Darrell seconded. Vote yes 5-0.

Proposed 2013 Budget.

The Board discussed the budget and agreed upon the following amounts.

Consulting Services (NRPC) Proposed \$200

Town Planner Proposed & 47,157

Legal Expenses proposed \$2,000

Outside Consulting Services proposed \$4,400

Training & Education proposed \$500

Recording Fees proposed \$100

Office supplies proposed \$400

Notices Proposed \$100
CIP & Master Plan Update proposed \$1.00
Total Proposed budget for 2013 \$54,858

Total Approved budget for 2012 \$54,862
Total expenditures thru September 2012 \$36,230

After revision of the “Outside Consulting” line item, Judy moved to approve a proposed \$54,458 budget for 2013. Darrell seconded. Vote yes 5-0.

Discuss status of “Clover Hill” Subdivision Plan, Lot H-75

In attendance for this discussion Susanne DeSanctis, property owner.

Valérie said the Town Administrator, Tad Putney would like to know if the Planning Board would require a new plan for lot H-75. The Original plan was recorded in March 24, 2005 but never acted upon. The Board thought because of the time that has passed and the amount of changes that have been made to the Zoning Ordinance and Subdivision Regulations, they would need to bring in a new plan and have the Planning Board review it.

Valérie said the second issue is with an access easement that was never recorded it was part of a lot line adjustment for lots H-41-3 and H-41-4; this lot line adjustment was done to allow the road to go through. This indicates that the small amount of land that should be used as an access is still owned by the previous owner (Keith Adamyk) and not the new owner. **Susanne** (current owner) said she was unaware of this.

Valérie said this might not have any value to Mr. Adamyk; if he would deed it over to the new owner that would clear up any issue. This is an issue that Susanne will have to take up with Mr. Adamyk.

The Board agreed that because of the time that has passed and the amount of changes that have been made to the Zoning Ordinance and Regulations that a new plan would need to be reviewed by the Planning Board.

Economic Development Committee

Dana said they are still planning on a Roundtable and they will invite all the local business. This will be located at the Brookline Events Center on October 30, 2012 from 6:00pm to 8:00pm.

Impact Fee’s

Valérie said she is still working on the new impact fee for the Police Department addition to the Safety Complex. The question that she still needs to have answered is if the calculation should consider just the bond amount or the bond amount and the interest that will be paid on that bond as well.

Richard made a motion to adjourn at 8:00pm. Darrell Seconded. Vote yes 5-0.

Dana MacAllister, Co-Chair _____

Richard Randlett, Member _____

Darrell Philpot, Selectmen’s Representative _____

Ron Pelletier, Member _____

Judy Cook, Alternate (voting for Alan) _____

**The next Regular Planning Board meeting will be 10/18/2012.
Minutes submitted by Kristen Austin.**