



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

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

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

[kristen@brookline.nh.us](mailto:kristen@brookline.nh.us)   [valerie@brookline.nh.us](mailto:valerie@brookline.nh.us)  
<http://www.brookline.nh.us>

**PLANNING BOARD MEETING  
Minutes  
November 4, 2010**

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

**Absent:** Alan Rosenberg, Co-Chair, Kevin Gorgoglione, Selectmen's Representative and Paul Anderson, Alternate.

**7:00pm Meeting start**

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

**Minutes**

**Richard** moved to approve the minutes of the October 21, 2010 Planning Board meeting as corrected. **Ron** seconded. Vote yes 3-0.

**NRSP #2010-DD-18-15, Darcey Klein, Office Trailer for Dog Breeding Home Business, Case Continued from October, 7, 2010**

In attendance for this hearing Darcey & Michael Klein (applicants), Lynn Giblin (abutter, 17 Mountain Road).

**Mike** asked everyone if they have seen the photos of the current trailer that Darcey had emailed to the Board. The Board said yes. **Valérie** said the square foot calculation for the home business is no longer an issue, the hours of operation are not a problem, and no one has complained about the trailer that has been on the property for almost one year. This application was accepted at the last hearing. **Valérie** said she has nothing to add just some conditions of approval. **Mike** asked if the health officer will visit the property every year. **Valérie** said she think he will. **Dana** asked if the building permit had been issued for the trailer that is currently on the property. **Valérie** said the Building Inspector will not issue one until the Planning Board approves the home business. **Lynn** said the only thing that concerns her is the possibility of this property being sold and the new owner being able to use that trailer as added square footage to make the home business bigger. **Valérie** said that won't happen because the home business goes with the

person not the property and she has made this a condition of approval. The trailer would need to be removed as well.

**Richard moved to approve NRSP #2010-DD-18-15, Darcey Klein, Office Trailer for Dog Breeding Home Business with the following conditions:**

- The applicant shall fill out all necessary permits with the Building Inspector and pay all fees (which might include late fees)
- Satisfactory inspection report from the Building Inspector shall be provided to the Planning Board before the applicant starts operating the Home Business.
- A compliance hearing will be held a year after day of approval
- All fees for case review, meeting time and inspections shall be paid before the applicant starts operating the Home Business.
- The 10 x 20 trailer shall not, at any time, be used as a living unit.
- The home business special permit shall become void if the property is sold.
- Any modification and/or change to the home business as approved at the (date) Planning Board meeting shall be submitted to the Board for review.

**Ron Seconded. Vote yes 5-0.**

**Workshop – Zoning**

The Board discussed proposed amendments to the Zoning Ordinance for this upcoming Town Meeting. They made a few corrections to the wording on the worksheet Valérie provided. The amendments suggested tonight and agreed upon by the Board will be made and discussed further at the next scheduled workshop on November 18, 2010. (See attached proposed amendments with tonight's corrections)

**Jack moved to adjourn at 9:00 pm. Richard Seconded. Vote yes 5-0.**

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

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

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

**Jack Flanagan, Selectman's Representative, \_\_\_\_\_**

**Dana MacAllister Alternate, Voting for Alan, \_\_\_\_\_**

**The next Regular Planning Board meeting will be 11/18/2010.  
Minutes submitted by Kristen Austin.**