



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

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**PLANNING BOARD MEETING
Minutes
November 18, 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 moved to approve the minutes of the November 4, 2010 Planning Board meeting as written. Ron seconded. Vote yes 4-0.

Road Bond - Glendale Homes - Ames Road

In attendance: Dennis LaBombard, LaBombard Engineering (Town Engineer) and Jerry Farwell, Brookline Road Agent.

Dennis said this road is been done in two phases. Phase 1- The developer would like it to be accepted by the town so it can be maintained by the Town this winter. Phase 2 needs a bond amount. **Dennis** said there are a few things missing from phase 1: granite bounds, a stop sign, rip rap in some places, outlet structure 4, and leaching basins 2 through 6 with their associated grading and infiltration trenches. Some of these items may be dismissed at the Board's discretion. **Jerry** said the stop sign is in place. **Dennis** said there are 3 missing bounds around Withee Drive. One may be an iron pin but should be granite bound unless there is a boulder under it. **Alan** said the Board tries to be very conscientious about having the bounds in place. **Randy** said three bounds are for Withee Road and that hasn't been built yet so they don't have to be put in place. He is not sure about the pin but will find out if there is a boulder under it. Withee Road will have a separate bond so the rest of the bounds will be placed when it is built. **Dennis** said he recommends waiving the rip rap. **Jerry** said they had 16 inches of rain in March and there wasn't any erosion.

Alan said that the outlet structure 4 wasn't installed. **Dennis** said it may have been part of the alteration of terrain permit issued by the State. Unless paperwork is provided stating that it is not needed it should be built before the road is put in. **Alan** asked what would happen if the structure isn't installed. **Dennis** said it will allow the water to go faster and installing the structure would slow down the run off. **Jerry** said it has been 3 years and there has been no erosion. The Board agreed it should be installed following what is printed on the approved plan. **Jerry** asked **Dennis** if the leaching basins are based on the road or the houses. **Dennis** said a little of both.

Alan said there are several leaching basins that have not been installed. **Valérie** said that the Building Inspector will have to keep track of that and make sure it gets done before issuing a Certificate of occupancy. **Alan** asked if installation of the leaching basins will be triggered when the building permit is pulled. **Dennis** said the Certificate of Occupancy would more likely to be the trigger to make sure it has been done. You could not release the final bond until they are all installed per plan. **Alan** asked if they can be installed now before the building permits are pulled. **Jerry** said what if the lots are never built on. **Jerry** suggested the Board go out to see what they look like when they are installed. **Valérie** said that Board could hold a small bond amount. **Dennis** said the bond will not be released until all the work is done. **Ron**: if he doesn't own two of those lots can we tie up the developer for something he doesn't own? **Richard** said if they are on the plan they should be done. **Valérie** agreed they should stick to the plan. **Alan** said they are sticking to outlet structure 4. To avoid confusion years down the road the leaching basins should be done as well. **Dennis** said he could reduce the bond for phase 1.

Richard moved to recommend to the Selectmen that the Construction bond for Ames Road phase 1 be reduced from \$72,000 to \$46,480. Mike Seconded. Vote yes 4-0.

Dennis said the erosion control blankets on both phases have not been installed but with the growth of vegetation it is no longer needed. We ask that it be waived.

Phase 2

Dennis said the cistern is in place. Most bounds are set. There is a temporary turnaround for now. There are 9 lots on this phase. When the road is complete it will swing around and meet Hutchinson Hill Road. **Dennis** said he asked Scott Knowles (Fire Department) and he had no comments about the cistern. **Valérie** said she would like a list of the building lots to go to the Building Inspector. **Dennis** said the lots are D-1-14, D-1-15, D-1-16, D-1-17, D-1-13, D-1-12, D-1-11, D-1-10, and D-1-9. **Valérie** said she will email the Building Inspector the list of lots. **Dennis** said there are two head walls that are rubble instead of precast headwalls. **Valérie** said until the temporary turnaround is recorded building permits cannot be issued. **Ron moved to agreed to a 2nd phase road bond in the amount of \$44,000. Building Permits for lot D-1-14, D-1-15, D-1-16, D-1-17, D-1-13, D-1-12, D-1-11, D-1-10, and D-1-9 not be issued until temporary turnaround around is recorded. Richard Seconded. Vote yes 4-0.**

Driveway Bond – Adamyk Homes – Rumore Way

Dennis said the granite marker was broken on delivery. They have tried to fix the marker, put two metal brackets on each side. It looks sturdy but it's for the Board to decide if it should be replaced.

Jerry asked what the specifications are for the granite markers. **Valérie** said granite markers for common driveways should be 5 foot from finished grade, 7 inches in depth, 2 feet wide, and the engraving has to be 30 feet from the finished grade. **Dennis** said it wouldn't be a problem to go out and measure to make sure that granite marker is the correct measurements. **Valérie** said it is fixed but wondered how long will it last. **Alan** said he thinks the granite marker should be replaced. **Richard** said if they leave it the way it is in five years if it does break whose responsibility is it to have that replaced.

Valérie said that would be up to the homeowners on that common driveway to replace it. **Ron** said he agreed with Alan it should be replaced; the homeowners should get a good product to start off with. The Board agreed the broken Granite marker should be replaced.

Dennis said there is one granite bound on the north side of route 13 that he hasn't found yet. Have been looking for a few years and don't know if it was just buried or not installed. **Randy** said they will figure that out.

Dennis said there are also two headwalls that are rubble instead of precast concrete walls. One culvert pipe is crushed at the end and will need to be fixed. Some silt fencing that needs to be removed. There is a puddle at the intersection of Route 13 that will need to be graded.

Alan said the granite post should be replaced and the intersection of Route 13 will need to be graded.

Alan said if the rubble is working we will not require precast concrete headwalls.

Richard made a motion to recommend to the Selectmen that they establish a driveway bond for Rumore Way in the amount of \$3,500. Ron seconded. Vote yes 4-0.

Case 2010-3: J-41, J-41-10, 11, 12-Patenaude- Workforce Housing Subdivision, Continued

In Attendance for this hearing: Randy Haight (Meridian Land Services), Al Patenaude (Patenaude Construction) Roger Goscombe (Realtor for Patenaude Construction)

Randy said the plan in front of them has all the information that was requested at the last meeting. The house is shown as 38x28, the garage is shown as 24x24, septic, well, and drainage. This is just a footprint so you can see how this will all fit on a lot. **Al** said they just picked a typical size house. **Randy** said the Zoning Board has granted a variance for the extended common driveway. It has been thirty days and it has not been challenged. **Alan** said the well, septic, and house could still be moved a bit on this plan. **Randy** said that is correct this is just to show the Board that this can all fit on these lots with room to move. **Alan** thanked Randy and Al for the detailed plans it is a big help to see all the information on one page. **Dennis** said everything he has asked in the last letter has been done. **Randy** said he also added the rain garden across the street that was missing from this plan. The first driveway will be named if it comes off Laurelcrest Drive. 911 didn't want us to make it zero Laurelcrest and we didn't want to have to renumber the entire street. **Dennis** said he has no issues with this plan. The driveway will have to be built before any building permits can be issued per regulations for common driveways. **Valérie** said she doesn't have anything to add tonight except that Town Counsel still has the documents and has not responded back to the Planning Board. **Randy** said the third party designated is MCO who will provide land management Al's attorney Ray Lyons was going to email Valerie this information. **Valérie** said she hadn't received anything yet. **Al** said he will make sure he emails it to her tonight. **Richard** said they had discussed marking the plan before it is recorded with the lots labeled market rate or workforce housing. **Al** said that labeling the lots upfront restricts what I can do with them. It doesn't state in the bylaws that the lots should be labeled. **Randy** said he made a note on the plan that states 7 will be market rate homes and 7 will be workforce housing. **Paul** asked if there is a certain amount of workforce housing to market value homes required. **Randy** said 50% the Planning Board can designate 10% either way. **Al** said he will split the road into 2 phases. **Dennis** said if you split into phases you will need to put a temporary turnaround on the plan. **Valérie** said they will need a new plan with the turn around and a temporary easement will need to be reviewed by Town Counsel and recorded. **Alan** asked when the building permit is pulled, will it depict whether the house will be a market rate or workforce? **Roger** said in most towns that will be included on the certificate of occupancy (CO). **Randy** said he can add a note to the plan that states this will need to be labeled on the CO. The bank will probably insist that it is added to the CO before closing. **Al** said if they label the building permit he is stuck as to what it can be

sold as. **Valérie** said someone will need to track it. **Randy** said the third party company MCO will send reports when a workforce housing unit is sold. **Valérie** said they will need a new plan with the temporary turn around and Dennis will need to review the new drainage calculations. We are also waiting on Attorney Drescher review of the “declaration of workforce housing restrictions”. **Alan** said for the next meeting the Planning Board will need temporary turn around on plan with notes, phasing wording, and a note stating phase 1 and rain garden will be built.

Richard moved to continue case number 2010-3: J-41, J-41-10, 11, 12-Patenaude-Workforce Housing Subdivision to Thursday, December 2nd 2010 Planning Board meeting. Mike Seconded. Vote yes 4-0.

Proposed Amendments to Zoning Ordinance, final workshop

The Board reviewed the amendments to the Zoning Ordinance and agreed upon the attached. The Public Hearing is scheduled for December 16, 2010.

Richard moved to adjourn at 10:15 pm. Mike 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 12/2/2010.
Minutes submitted by Kristen Austin.**