



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

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**PLANNING BOARD MEETING
Minutes
December 1, 2011**

Present: Alan Rosenberg, Co-Chair (voting)
Dana MacAllister, Co-Chair (voting)
Paul Anderson, Alternate (voting for Ron Pelletier)
Valérie Maurer, Town Planner

Absent: Richard Randlett, Member, Ron Pelletier, Member, Darrell Philpot, Selectmen's Representative, Judy Cook, Alternate, and Kevin Gorgoglione, Alternate.

7:00 PM- Meeting start

Minutes

Not enough people to approve the minutes for the November 17, 2011 meeting.

Case # 2011-2:B-81,D-4- Lot Line Adjustment: Ganos/ Town of Brookline

Valérie said this is a lot line adjustment between lot B-81 and D-4. B-81 is owned by John Ganos and D-4 by The Town of Brookline. The purpose of this lot adjustment is for the Town (BCC) to purchase 19 +/- acres from B-81 and add to lot D-4.

Valérie said this is a lot line adjustment only not a subdivision. She had Randy include the Aquifer Protection Overlay District and a few minor corrections to the plan. **Ben Nowak** (abutter, lot D-3-5, 244 Route 13) attended the meeting to review the plan. **Valérie** said if the conservation Commission is planning on having a parking area on Route 13 they will need to get a driveway permit from the State. **Jay Chrystal** (Member of the Conservation Commission) agreed they would need permission for a curb cut. **Valérie** said the abutters have been notified and the fees paid.

Dana moved to accept Plan # 2011-2: B-81, D-4- Lot Line Adjustment. Paul seconded. Vote yes 3-0. **Alan** opened the meeting to the public.

Paul asked if the town was going to purchase this land. **Jay** said yes they have a public hearing scheduled for December 13, 2011 at 7:30pm in the Town Hall meeting room. This abuts the Palmer property so it will provide access to that area for log removal for example. At the moment they do not have access to that part of the railroad bed. **Ben** asked if they would still allow snowmobiling in that area. **Jay** said that wouldn't change.

There were no other comments from the Board or the public.

Paul moved to approve plan # 2011-2: B-81, D-4- Lot Line Adjustment with the one condition that the Conservation Commission is responsible for the recording fee for this plan. Dana seconded. Vote yes 3-0.

Easement Language for Conservation Commission and Boundary Signs

Jay said he would like to get on the agenda to discuss future plan approvals and possibly making the hanging of conservation boundary signs part of the condition of approval and have it done at the same time they set the granite boundaries. The Conservation Commission will purchase the signs and the company setting the boundary markers could also put up the Conservation Boundary sign markers for town owned land around the subdivision.

Jay said he would also like to discuss conservation easements. The wording needs to be more consistent. This too could be a condition of approval that the easement is put in place before the subdivision could be officially approved. **Alan** said they should discuss this further. **Valérie** said she will pull together a few Conservation easements that are in place now. **Alan** suggested they schedule a workshop for the Conservation Commission and the Planning Board to discuss the wording. **Jay** agreed and thanked the Board.

CIP Adoption

Alan said he would like to hold off until the next meeting when hopefully there will be more members in attendance. **Dana and Paul** agreed to wait until the next meeting.

Paul made a motion to adjourn at 7:50 pm. Dana Seconded. Vote yes 3-0.

Alan Rosenberg, Co-Chair _____

Dana MacAllister, Co-Chair _____

Richard Randlett, Member _____

**The next Regular Planning Board meeting will be 12/15/2011.
Minutes submitted by Kristen Austin.**