



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

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**PLANNING BOARD MEETING
Minutes
December 15, 2011**

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

Absent: Kevin Gorgoglione, Alternate.

7:00 PM- Meeting start

Minutes

Dana made a motion to approve the Planning Board minutes of November 17, 2011. Darrell Seconded. Vote yes 5-0.

Dana made a motion to approve the Planning Board minutes of December 1, 2011. Paul Seconded, Vote yes 3-0.

CIP Adoption

Paul said the final draft of the CIP is ready for adoption if no one has any comments. He will email the finished copy to Valérie tomorrow.

Dana made a motion to adopt the Capital Improvement Plan for the 2012-2017. Richard seconded. Vote yes 5-0.

Final Zoning Amendments Review Prior to Publication on December 23, 2011 in the Hollis Brookline Journal for Public Hearing on January 05, 2012.

~~Removed Text~~
New Text

- 200.00 Definitions: **Add** definition of:
- ***Buildable Area:*** *An area capable to accommodate a house site (or commercial structure if so planned) and all required utilities such as water supply and wastewater disposal. The buildable area is the area of a lot excluding wetlands, land with slopes over twenty-five (25) percent, water bodies, regulatory floodways, setback requirements and land restricted from development by easements, covenants or other legal restrictions. The buildable area is intended to ensure that the lot is capable of meeting all Town of Brookline zoning requirements.*
- 503.03 Land Area. Each building lot shall be at least one (1) **contiguous** acre excluding wetlands
- 603.03 Land Area. Each building lot shall have at least 80,000 **contiguous** square feet, excluding wetlands.
- 603.04 Number of Dwelling Units. Only one dwelling unit shall be permitted per individual building lot, except as provided in Section 2000.00, Accessory Dwelling Units. A ~~two-family house~~ **two-family dwelling units** shall require ~~two times the minimum land area~~ **at least 160,000 contiguous square feet of land excluding wetlands.**
- 603.06 Back Lots.
- a. Requires a minimum lot area of **at least five (5) acres with a buildable area of at least 80,000 contiguous square feet of land** excluding wetlands.
 - d. ~~Duplexes~~ **A two-family dwelling unit requires a minimum lot area of ten (10) acres** ~~minimum lot size~~ **with a buildable area of at least 160,000 contiguous square feet of land** excluding wetlands.
- 626.00, 3. The minimum lot size for a single family market value **unit** or a single **family** workforce housing unit shall be one (1) **contiguous** acre excluding wetlands. The minimum lot size for a ~~duplex~~ **two-family dwelling unit** shall be one and one half (1.5) **contiguous** acres excluding wetlands. The minimum lot size for a **three (3), four (4)** or five (5) unit multi-family building shall be three (3) **contiguous** acres excluding wetlands.
- 1505.03 (Open Space Developments) Setbacks. 15 foot setback from the front, rear, and side per lot, measured from the property lines. ~~The subdivision perimeter will contain a 50-foot setback where no structure shall be built.~~

Site Perimeter Buffer: (NEW Sub-Section, to match section 2203.02, b. 3 – See below)

Each development must be situated within a permanently protected undeveloped site perimeter buffer, identified on the site plan, not less than 50 feet wide or a value as deemed necessary by the Planning Board on back and all boundaries of the original parcel except for access to connecting roads, which, unless it is already wooded and satisfactory to the Planning Board, must be planted and landscaped so as to provide a visual barrier between the development and adjacent properties. The Planning Board may require additional buffer width where unique circumstances of an abutting use or property warrant. The site perimeter buffer shall NOT count towards the required minimum protected open space. *(The Board requested adding NOT to the last sentence)*

(Subsequent sections will need to be renumbered)

1505.04 ***Lot Size.** Each building lot shall have a minimum of one (1) contiguous acre excluding wetlands. Only one dwelling unit shall be permitted per individual building lot, except as provided in Section 2000.00, Accessory Dwelling Units. A two-family ~~structure~~ dwelling unit shall require ~~two times the minimum land area~~ a minimum of two (2) contiguous acres, excluding wetlands.*

2002.11 The gross living area of an accessory dwelling unit shall not be less than 350 square feet *and* ~~or~~ not greater than 1,000 square feet. (To clarify that both conditions are required)

2203.02. b. 3 (Housing for Older Persons Developments) Site Perimeter Buffer:

Each development must be situated within a permanently protected undeveloped site perimeter buffer, identified on the site plan, not less than 50 feet wide or a value as deemed necessary by the Planning Board on back and all boundaries of the original parcel except for access to connecting roads, which, unless it is already wooded and satisfactory to the Planning Board, must be planted and landscaped so as to provide a visual barrier between the development and adjacent properties. The Planning Board may require additional buffer width where unique circumstances of an abutting use or property warrant. The site perimeter buffer shall NOT count towards the required minimum protected open space. (The Board requested adding NOT to the last sentence)

Survey for Transparency Committee

Alan said he received an email from Lynn Abt with the Transparency Committee about a survey that they have created and would like it filled out by all departments. **Valérie** said everyone has received it in the office and the Board of Selectmen will be discussing this on Monday night. The office staff should have more information on Tuesday.

Resignation

Paul said this will be his last meeting. He will be moving out of New Hampshire for the New Year. He will send a resignation letter to the Board. The Board thanked Paul for all his hard work.

Richard made a motion to adjourn at 8:25 pm. Darrell Seconded. Vote yes 5-0.

Alan Rosenberg, Co-Chair _____

Dana MacAllister, Co-Chair _____

Richard Randlett, Member _____

Ron Pelletier, Member _____

Darrell Philpot, Selectmen's Representative _____

**The next Regular Planning Board meeting will be 1/5/2012.
Minutes submitted by Kristen Austin.**