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

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**PLANNING BOARD MEETING
Minutes
December 16, 2010**

**Present: Mike Papadimatos, Co-Chair, Voting
Alan Rosenberg, Co-Chair, Voting
Richard Randlett, Member, Voting
Ron Pelletier, Member, Voting
Paul Anderson, Alternate
Valérie Maurer, Town Planner**

Absent: Kevin Gorgoglione, Selectmen's Representative and Dana MacAllister, Alternate.

7:00pm Meeting start

Minutes

**Alan moved to approve the minutes of the December 2, 2010 Planning Board meeting as amended.
Ron seconded. Vote yes 3-0.**

Road Bond - Glendale Homes – Hutchinson Hill Road

Dennis LaBombard (LaBombard Engineering – Town Engineer) said there are two sections of road. First Section - Gerry Tanguay (Glendale Homes) would like the town to accept phase one which is the first half of the road. Phase one will need a maintenance bond in the amount of \$45,900. Phase two will need a construction bond in the amount of \$31,000. **Valérie** asked if there is a turn around for phase two. **Dennis** said yes there is a temp turn around that will in the future be a driveway and you should have received paperwork for the temporary turnaround from Meridian Land Services. **Valérie** said she hasn't received any paperwork for the temporary turnaround. **Dennis** said for phase two you may want to add a condition that the town will need the paperwork for the temporary turn.

Dennis said phase one is ready to be accepted at Town Meeting and then will be deeded to the town.

Alan moved to recommend to the Board of Selectmen that a maintenance bond in the amount of \$45,900 be put in place for phase one of Hutchinson Hill Road until the summer for 2012 and then to be brought to Town Meeting for acceptance. Also a construction bond in the amount of \$31,000 should be put in place for phase two of Hutchinson Hill Road with a condition that the Town receives paperwork for the temporary turn around. Richard Seconded. Vote yes 4-0.

Public Hearing-Amendments to the Zoning and Land Use Ordinance

Mike read the public hearing opening statement at 7:30pm.

Valérie said the Board discussed and agreed on these corrections/amendments at the last meeting; tonight is the public hearing and will need a motion to send to Town Meeting for a vote. **Mike** read through the all the amended sections. (See attached)

Alan made a motion to submit the proposed amendments to the Zoning Ordinance to be voted on by ballot at Town Meeting in 2011 also forward a copy to the Town Clerk and Selectmen's secretary to be printed in the 2010 Town report. **Ron** Seconded. Vote yes 4-0.

CIP

Paul handed out copies of the CIP booklet for the board to review. **Richard** said that in the Ambulance section the service date and replacement date columns are a little confusing. **Paul** said he will work on that. **Alan** said the Planning Board would usually take this home to review and then at the next meeting could adopt it.

Opening Statement

Alan suggested the phrase "Please attempt to limit your comments" be removed from the Planning Board opening statement. The Board agreed.

Richard moved to adjourn at 8:05 pm. **Dana** Seconded. Vote yes 4-0.

Mike Papadimatos, Co-Chair _____

Alan Rosenberg, Co-Chair _____

Richard Randlett, Member, _____

Ron Pelletier, Member, _____

**The next Regular Planning Board meeting will be 1/6/2011.
Minutes submitted by Kristen Austin.**

Proposed Amendments to Zoning Ordinance

To be put on the March 2011 Ballot and
Printed in the 2010 Town Report

Addition / new text
~~Elimination~~

Preamble – Section 100.00

~~In pursuance of authority conferred by Chapter 31, Sections 60-89, NH Revised Statutes Annotated, 1955, and for the purpose of promoting the health, safety, morals, property, convenience of general welfare, as well as efficiency and economy in the process of development, of the inhabitants of the incorporated Town of Brookline, New Hampshire, by securing safety from fire, panic, and other dangers, providing adequate area between buildings and various rights of way, by preserving the rural charm now attached to our town, the promotion of good civic design and arrangement, wise and efficient expenditure of public funds, and the adequate provision of public utilities and other public requirements, and by other means, now therefore the following Ordinance is hereby enacted by the voters of the Town of Brookline, New Hampshire in official annual meeting convened.~~

In pursuance of authority conferred by New Hampshire Revised Statutes Annotated Chapter 674:16 through Chapter 674:34 inclusive as amended and for the purpose of promoting the health, safety, morals, and general welfare of the inhabitants of the incorporated Town of Brookline, New Hampshire, by securing safety from fire, panic, and other dangers, providing adequate areas between buildings and various rights-of-way, by preserving the rural charm of the town, preventing the overcrowding of land, avoiding undue concentration of population, facilitating the adequate provisions for transportation, water, sewage, schools, parks, and other public requirements, and by other means in accordance with a comprehensive plan, the following ordinance is hereby adopted by the voters of the Town of Brookline, New Hampshire, in official Town meeting convened.

Note: RSA's 31:60-89, Zoning Regulations, were repealed in 1983 and replaced by Chapter 674, Local Land use Planning and Regulations Powers.

General Provisions – Section 300.00

Add a new section to read as follow:

307.00 – Building Permits

The State of New Hampshire Building Code pursuant to RSA 155-A including adopted Appendix Chapters and amendments, shall govern and regulate the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of all dwelling units and all commercial and industrial buildings in the Town of Brookline, said Codes also provides for the issuance of permits and collection of fees.

Accessory Buildings of 100 square feet or less shall not require a building permit but shall be required to meet all setback requirements.

Note: The requirement for a building permit was in the building code that was repealed at the March 2010 town meeting. See letter from Building Inspector, dated June 2, 2010.

Industrial-Commercial District – Section 500.00

503.03, Land Area: Each building lot shall be at least one (1) acre *excluding wetlands*.

503.05, Building Height - Rename section as “***Building Requirements***” keeping current wording and adding the following:

1. Height: Except for structures not intended for human occupation (such as chimney, water towers, and church spires), maximum building height is 35 feet, *calculated from the average finished ground level adjoining the building at all exterior walls.*
2. Accessory Buildings: *Accessory Buildings of 100 square feet or less shall not require a building permit but shall be required to meet all setback requirements and Section 300.00, General Provisions.*

Notes: There is no requirement for minimum square footage in the State Code.

The requirement for a building permit was in the building code that was repealed at the March 2010 town meeting.

Residential-Agricultural District – Section 600.00

603.05, Building Height - Rename section as “***Building Requirements***” keeping current wording and adding the following:

1. Height: Except for structures not intended for human occupation (such as chimney, water towers, and church spires), maximum building height is 35 feet, calculated from the average finished ground level adjoining the building at all exterior walls.
2. Square Footage: *Any new dwelling unit shall contain at least 576 square feet of first floor living area and manufactured housing to have 320 square feet.*
3. Accessory Buildings: *Accessory Buildings of 100 square feet or less shall not require a building permit but shall be required to meet all setback requirements and Section 300.00, General Provisions.*

Note: These requirements were in the building code that was repealed at the March 2010 town meeting.

Workforce Housing, section 620.00

626.00, General Requirements – Change the following sections to read:

2. The minimum parcel size for a workforce housing development shall be at least ten (10) *contiguous* acres *excluding wetlands*.
3. The minimum lot size for a single family market value *and a single workforce housing unit* shall be one (1) acre *excluding wetlands*. The minimum lot size for a duplex shall be one and one half (1.5)

acres *excluding wetlands*. The minimum lot size for a five unit multi-family building shall be three (3) acres *excluding wetlands*.

5. The development shall have a vegetated buffer of fifty (50) feet or a value as deemed necessary by the Planning Board on all boundaries of the original parcel except for access to connecting roads.

10. (...) for compliance with Section **629.00** (instead of 628.00) of this ordinance.

628.00 – Roads, Ways, Access to Development

Add a new sub-section 628.00, 3.

Unless deemed unnecessary by the Planning Board, access to a development shall be via a through roadway connecting existing roads and neighborhoods in order to provide a safe and rapid access to the development / dwelling units for all emergency vehicles.

Note: New sub-section addressing the need of connecting such development to existing roads, minimizing common driveways for safety purposes (plowing, access and turnaround for emergency vehicles, etc)

Manufactured Housing – Section 700.00

701.01, Requirements

a. Each proposed manufactured Housing District must be a minimum of twenty (20) contiguous acres in size *excluding wetlands*.

b. Each proposed Manufactured Housing District must contain a vegetated buffer of *fifty (50)* feet wide, *or a value as deemed necessary by the Planning Board, on all boundaries of the original parcel except for access to connecting roads* ~~to provide a visual barrier between the manufactured Housing District and all other adjacent properties.~~

Add sub-section d.:

d. Any dwelling unit shall contain at least 320 square feet.

Growth Management Ordinance – Section 1400.00

Section 1400.00, Growth management / Residential Phasing Ordinance

Deleted (March 2011)

Reference: HB 1260 and NHRSA 674:22 and 23 – Effective July 8, 2008.