



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

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**PLANNING BOARD MEETING
Minutes
September 18, 2014**

Present: Alan Rosenberg, Co-Chair (voting)
Dana MacAllister, Co-Chair (voting)
Richard Randlett, Member (voting) (Left at 8:45 pm)
Ron Pelletier, Member (voting)
Eric Bernstein, Alternate (voting for Richard after 8:45 pm)
Brendan Denehy, Selectboard Representative (voting)
Valérie Rearick, Town Planner

Absent: Judy Cook, Alternate

Minutes

**Brendan moved to approve the minutes of the August 21, 2014 Planning Board Meeting as written.
Dana seconded. Vote yes 5-0.**

2014 Transportation Alternative Program (TAP) Application

Brendan said the Selectboard is investigating a transportation alternative application. A few years ago they started discussing this project to connect the trails with sidewalks in town. The application will either be for a new sidewalk along Old Milford Road from Steam Mill Hill Road to Rocky Pond Road or Pepperell Road (Route 130) from South Main to Bohanon Bridge. The Selectboard is looking for support from the Planning Board. **Dana made a motion that the Planning Board writes a letter in Support of the application for the Selectboard. Ron seconded. Vote yes 5-0.**

Wildwood Drive, Phase III – Construction Bond

Alan said there is a road bond estimate provided by Jerry Farwell recommending that a performance guarantee in the amount of \$68,717 is needed for Phase three of Wildwood Drive. **Valerie** said that she talked to Jerry and when Dennis LaBombard returns from vacation he may have another dollar amount to recommend based on the additional work that may be done before the Selectboard's meeting. The Selectboard will then change the bond requirement.

Richard made a motion to recommend to the Selectboard that a performance guarantee in the amount of \$68,717 is requested for Phase three of Wildwood Drive. Dana seconded. Vote yes 5-0.

NRSP # 2014-E: C-18 – Steven Eberhard, Home Business

In attendance for this hearing Steven Eberhard (Owner/applicant, 21 Ben Farnsworth Road). Mark Barchard (Abutter at 23 Ben Farnsworth Road).

Steven said he bought the property in 2010 and build a 26 x 50 garage/storage barn and was going to use that to store the material to build a house on that lot. Due to some complication and the death of his father, he had to move his business in into the garage/barn. He now runs the business out of half of the garage and the other half is for storage. He would like to start building the house and was told by the Building Inspector that he needed to come to the Planning Board to get the home business approved. **Valérie** said all fees have been paid and abutters notified.

Ron made a motion to accept application NRSP # 2014-E: C-18. Richard seconded. Vote yes 5-0.

Valérie said this is an unusual application because the home business was in place before the home but she received the plans for the new home and the home business requirement of not more than 25% of the living space will be met. She also suggest that the Board schedules the compliance hearing a year after the CO is issued for the house. The Board agreed.

Dana made a motion to approve application NRSP # 2014-E: C-18 with the following conditions:

- **A compliance hearing shall be held a year after the Certificate of Occupancy is issued by the Building Inspector for the future house.**
- **All fees for the application review and the Staff attendance to the meeting shall be paid within a month of approval.**

Brendan seconded. Vote yes 5-0.

2014-3: G-51, G-51-2, 3, 4 Bennett Chandler. 4 Lot Subdivision, Wildwood Drive.

In attendance for this discussion Randy Haight, Meridian Land Services Inc. and Bennett Chandler, Owner.

Randy said at the last meeting this plan was accepted but continued until this meeting awaiting the fire department approval of the suggested turnaround being in the parking lot of lot G-51. We received the letter from the fire department stating they are fine with the turnaround. **Randy** said the driveway will be paved and the underground utilities will be installed on this driveway and that included the existing home on lot G-51. **Valérie** suggested that for the offsite improvement the Planning Board requests a street light be installed at the intersection of High view and Wildwood Drive. This was updated in the subdivision regulations at the request of emergency management. **Bennett** said his concern is putting a street light in front of his neighbor's home. This is a very rural intersection and there is not a lot of traffic; he would hate to put a street light at that intersection.

Valérie said Dennis LaBombard (Town Engineer) has also requested the complete profile of the entire length of the common driveway. **Randy** said they have a profile that was already reviewed and approved; he believes that is unnecessary to profile the 100 feet of driveway that has not been included in this profile.

Alan read section 7.5 of the subdivision regulations the last sentence states. "A Plan and a profile shall be prepared by a licenses professional engineer and submitted for approval by the Planning Board." **Alan** said it states it shall be submitted. **Randy** said that 100 feet will be blended into the driveway for Lot G-51. He doesn't believe they need to submit a profile for this area if everything else has already been profiled and approved at some point by the Planning Board. This would be redundant. He believes they are covered by what has been submitted. **Dana made a motion that the Planning Board make a finding that the driveway profile request in Subdivision Regulations Section 75 has been submitted and meets the requirements for this subdivision. Part of the driveway profile was submitted as part of the Canney Hill, Wildwood Drive subdivision as required by Subdivision Regulation Section 7.5. Ron seconded. Vote yes 5-0.**

Alan discussed requesting a street light in lieu of the offsite improvements at the intersection of High View Drive and Wildwood Drive. High View Drive is a dead end road and this area is not busy. **Bennett** said again he would rather not have to put one in front of his neighbor's home. **Phil Chandler** asked if this was in the regulations. **Valérie** said it was added into the regulations at the request of emergency management.

Brendan said he is torn between having the light for emergency management and not putting a street lamp in front of his neighbor's house. **Alan** read the Subdivision Regulation Section 5.3 "The Board may require the insulation of street lighting meeting town requirements in any subdivision where it deems them appropriate and/or necessary, especially at the intersection of a subdivision road with an arterial or collector road."

Bennett said neither of which those roads are. **Ron** asked if the Board could ask if emergency management should look into this intersection and see they would really require a light at this intersection. **Valérie** said this is a regulation and not an Ordinance. **Alan** said this could be waived. **Dana** said he would like to ask Emergency Departments before they waive it.

Brendan made a motion to waive the offsite improvement requirement based on the work that has already been done in this subdivision. Richard seconded. Vote yes 4-1. Dana voted against.

Valérie said the Conservation Commission has no issues with this plan. She has not heard from Wes (Emergency Management) about street numbers yet. **Randy** said he spoke to him and received verbal confirmation of the street numbers and has added them to the plan.

Richard made a motion to approve application NRSP 2014-3: G-51, G-51-2, 3, 4 with the following conditions:

- All fees associated with the case review (Town Engineer, Town Planner, Town Counsel) shall be paid prior to the recording of the final plan.
- NH DES subdivision approval number shall be added to the final plan.
- All new building lots are subject to an impact fee per the Brookline Zoning Section 2100, in four separate amounts. The impact fees of \$222.14 (for ambulance facility), \$1,304.24 (for Brookline school system), \$1,843.17 (for Hollis/Brookline Coop Middle School) and \$345.83 (New Police Station) are payable to the Town of Brookline at the time the Certificate of Occupancy is issued for each lot.
- A letter from the Surveyor shall be received stating that all bounds are in place before a Certificate of Occupancy is issued for each lot.
- The applicant shall submit 8 paper copies of the final plan and a permanent, reproducible Mylar.
- A \$25 check, payable to Hillsborough County Treasurer shall be provided in order to record the Mylar. Staff Report – Bennett & Phil Chandler G-51 4-lot sub. Wildwood Drive – (3) - Page 3 of 3
- Any further subdivision of lot G-51 will require that an open space development plan be submitted for the Board's consideration. Such future plan should include the original acreage of lot G-51 prior to this application. Lot G-51 currently contains 20.156 acres. A note to that effect shall be added to the final plan.
- All conditions of approval shall be printed on the final plan prior to its recording.

Brendan seconded. Vote yes 5-0.

2014-4: E-90- David Farwell. 2-lot subdivision, Mason Road.

In attendance for this discussion Randy Haight, Meridian Land Services Inc.

Randy said at the last meeting this case was continued. This is a 71 acre lot and the owner has asked for estate planning purposes to separate the house out. There is no plan at this time to develop this land. The house will.

Brendan made a motion to accept application 2014-4: E-90. Dana seconded. Vote yes 5-0.

Valérie read the conditions of approval:

- All fees associated with the case review (Town Engineer, Town Planner, Town Counsel) shall be paid prior to the recording of the final plan.
- All new building lots are subject to an impact fee per the Brookline Zoning Section 2100, in four separate amounts. The impact fees of \$222.14 (for ambulance facility), \$1,304.24 (for Brookline school system), \$1,843.17 (for Hollis/Brookline Coop Middle School) and \$345.83 (New Police Station) are payable to the Town of Brookline at the time the Certificate of Occupancy is issued for each lot.
- A letter from the Surveyor shall be received stating that all bounds are in place before a Certificate of Occupancy is issued for each lot.
- The applicant shall submit 8 paper copies of the final plan and a permanent, reproducible Mylar.
- A \$25 check payable to the Hillsborough County Treasurer needs to be provided in order to record the Mylar.
- Any further subdivision of lot E-90 or D-90-1 will require that an open space development plan be submitted for the Board's consideration. Such future plan should include the original acreage for each lot prior to this application. A note to that effect shall be added to the final plan.
- Any additional conditions as deemed necessary by the Board.
- All conditions of approval shall be printed on the final plan prior to its recording.

Dana moved to approve application 2014-4: E-90 with the conditions of approval as read by Valérie. Brendan seconded. Vote yes 5-0.

2014-5: G-29, G-29-1 Matthew Gorski, Lot Line Revision

In attendance for this discussion Randy Haight, Meridian Land Services Inc. Owner of lot G-29 Matthew Gorski.

Randy said the currently has easement for each other lots each for a small triangle shape of land located on each lot. They would like to do a lot line adjustment and get rid of the easements. **Valérie** said this is a simple lot line adjustment and she has no comments or issues.

Ron made a motion to accept application 2014-5: G-29, G-29-1. Richard seconded. Vote yes 5-0.

Dana made a motion to approve application 2014-5: G-29, G-29-1 with the following conditions of approval:

- The applicant shall submit 8 paper copies of the final plan and a permanent, reproducible Mylar.
- All fees associated with the case review shall be paid prior to the recording of the final plan.

Brendan seconded. Vote yes 5-0.

Accessory Dwelling Units Zoning Section 2000 – discuss proposed amendments

Valérie said at the last meeting they had discussed holding off on any amendment for a year or so. She would recommend they at least go back to the wording from 2007, then review the ordinance after 2015 town meeting. After a brief discussion the Board decided to put off making any changes or possible amendments until after town meeting. The Board agreed on reviewing the minutes and see what drove the changes to be made to the 2007 Ordinance.

Elderly Housing – Follow up from Forum held on September 9th 2014

Valérie said that the Economic Development held a forum at the Fire Station on September 9th 2014. About 20 people attended. She is proposing a few amendments to the current ordinance:

Change 62 to 55 years of age, we should think of new language for the Commercial District, reduce the minimum acreage requirement from 20 acres to 10 acres, and could have some kind of mixed use language also. She also reviewed the possible corrections that could be made to the ordinance.

Richard left at 8:45 pm and Alan asked Eric to vote in his Place. Eric agreed.

Excavation Regulations

Valérie said she had Mary Pinkham-Langer (DRA- Gravel Tax Appraiser) review the draft of the regulations. She has made the few amendments that Mary had suggested. The only suggested change was to add a line requesting the email address of the applicant on the forms. The Board agreed with the wording for the Excavation Regulations. **Alan** said they will need to hold a public hearing.

Driveway Ordinance

Alan said the Driveway wording was agreed upon at the last meeting; we can hold the public hearing on the same night as the Excavation Regulations.

Eric made a motion to adjourn at 9:05pm. Brendan seconded. Vote yes 5-0.

Alan Rosenberg, Co-Chair _____

Dana MacAllister, Co-Chair _____

Richard Randlett, Member _____

Ron Pelletier, Member _____

Brendan Denehy, Selectboard Representative _____

Eric Bernstein, Alternate (voting for Richard) _____

The next Regular Planning Board meeting will be October 16, 2014.

Minutes submitted by Kristen Austin.