



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

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**PLANNING BOARD MEETING
Minutes
February 21, 2013**

Present: Dana MacAllister, Co-Chair (voting)
Alan Rosenberg, Co-Chair (voting)
Richard Randlett, Member (voting)
Darrell Philpot, Selectmen's Representative (voting)
Judy Cook, Alternate, (voting for Ron Pelletier) (left at 7:45 pm)
Valérie Maurer, Town Planner

Absent: Ron Pelletier, Member & Kevin Gorgoglione, Alternate.

7:00 PM- Meeting start

Minutes

Ron moved to approve the minutes of October 18, 2012 as written. Richard seconded. Vote yes 3-0.

Conceptual Discussion: George Plitsch' "Bistro 181" (New owner of Lucia Tavola Restaurant) -181 Route 13, lot F-2

Valérie introduced George Plitsch to the Board and explained we will be taking over the restaurant at 181 Route 13 it will now be called Bistro 181. Valérie asked George is he will be making any changes to the signage except for changing the name. George said no same size signs. He is also keeping the kitchen equipment and leaving the dining room the same as it is. He will apply for a liquor license in his name. George said he is still working on a land lord agreement. Judy asked what kind of restaurant it would be. George said it would be an American bistro.

Valérie asked the Board if they were going to need an official site plan or applicant. Alan said as long as they get copies of any permits to add to the file and the Fire Department is happy we don't need a formal plan. The Board agreed.

Dana said they could hold an Economics Development Committee meeting there after you have opened. George said that would be great.

Judy asked if the Building Inspector was still taking pictures of business signs to attach to the assessment cards. Valérie said she didn't think so. Judy said they used to do that; not sure where it fell by the wayside but we should make it a policy.

Valérie told George that they are redoing the Brookline town website if you forward your information to me she can add to the list of businesses on the Website. George said that would be great.

Dana asked Judy to vote for Ron. **Judy** agreed.

Public Hearing Subdivision Regulations- impact fee schedule, ne police station addition to the safety complex- Adoption by the Planning Board

Dana asked Valérie if Town Counsel had any issues with the updates. **Valérie** said he didn't have any issues with the amendments.

Richard made a motion to adopt the new impact fees and appendices amendments to the Subdivision regulations. **Darrell** seconded. Vote yes 5-0.

NRPC Representative

Peter Walker from 57 Pepperell Road was in attendance.

Dana asked if he had any input for tonight's meeting. **Peter** said he wanted to know if the Town had a representative for Nashua Regional Planning Commission. He said he thought they had to be a part of the Planning Board. **Valérie** said they only have to be appointed by the Board of Selectmen. **Dana** said he thinks the Town representative is Tad Putney (Town Administrator) currently we don't not have an alternate.

Darrell asked Peter if he would be interested. **Peter** said he may be interested in the Alternate position. The Board suggested he speaks with Tad for more information. **Peter** thanked the Board.

CIP

Alan said he knows the agenda says adopt the CIP tonight but this is the first time that the Board is seeing the document after completion. He would like the Board to review it and adopt it at the next meeting. The Board agreed. **Valérie** said she will add it to the March agenda.

Appointments

Dana said Ron Pelletier sent a letter stating he would like to continue on as a full member of the Planning Board. **Dana** said he would also like to stay on for another term. **Judy** said she would stay on for another term also.

Alan made a motion to recommend to the Selectmen that Dana MacAllister be reappointed as a member of the Planning Board with a term expiring March 31, 2016. **Richard** seconded. Vote yes 4-0.

Alan made a motion to recommend to the Selectmen that Ron Pelletier fill the Member position of the Planning Board with a term expiring March 31, 2016. **Dana** seconded. Vote yes 5-0.

Alan made a motion to recommend to the Selectmen that Judy Cook fill the Alternate position of the Planning Board with a term expiring March 31, 2016. **Darrell** seconded. Vote yes 4-0.

Sign Ordinance

Dana said the Economic Development Committee is still working on gathering information for the sign ordinance update. Due to weather the business owners did not attend the meeting so they will gather information at a later date and present to the Board any suggestions the Business owners in town would have. **Judy** said they used to have a bond put in place for the subdivision signs to be removed at the end of a project. We used to have that and some how it has gone away. Laurelcrest Drive is the poster child for a sign that should be taken down and Shattuck Lane is another. The area where Laurelcrest Drive is located is part of the gateway into Brookline that's what people see when they first drive into Town and it doesn't look very good. **Darrell** said the issue isn't the cost; it is the decision to take the sign down. **Judy** said once the last

lot is sold the sign should be taken down. **Valérie** said they could add that to the Subdivision regulations. **Judy** said she doesn't have any real confidence that something written in the subdivision regulations will be enforced. **Valérie** said it could be added as a condition of approval and recorded with the plan. **Alan** suggested they add it to the CO check list. **Judy** said as long as it goes on a checklist. **Alan** said what about the signs that people care for and they are Bear Hill and Wallace Brook. **Judy** said those signs are on private land. **Dana** said maybe they should ask the Selectmen to send a letter to all the people on Laurelcrest Drive and Shattuck Lane about removing the sign to get some input. **Darrell** said someone would need to make an official complaint before the Selectmen would write a letter. **Judy** said she would send a complaint letter to the Selectmen in the morning.

Economics Development Committee

Dana said at the last meeting they had asked a few business owners to attend the meeting but due to the weather they were unable to do so. The Economics Development committee has contacted the owners and will be meeting them at their place of business.

Richard made a motion to adjourn at 7:53 pm. **Darrell** Seconded. Vote yes 4-0.

Dana MacAllister, Co-Chair _____

Alan Rosenberg, Co-Chair _____

Richard Randlett, Member _____

Darrell Philpot, Selectmen's Representative, _____

Judy Cook, Alternate, voting for Ron, _____

The next Regular Planning Board meeting will be 3/21/2013.

Minutes submitted by Kristen Austin.