



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

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**PLANNING BOARD MEETING
Minutes
December 19, 2013**

Present: Dana MacAllister, Co-Chair (voting)
Alan Rosenberg, Co-Chair, (voting)
Richard Randlett, Member, (voting)
Ron Pelletier, Member (voting)
Brendan Denehy, Selectmen's Representative (voting)
Valérie (Maurer) Rearick, Town Planner

Absent: Judy Cook, Alternate & Kevin Gorgoglione, Alternate.

Minutes

Ron made a motion to approve the Planning Board minutes from November 21, 2013 as amended. Richard seconded. Vote yes 5-0.

Road Bonds: Hutchinson Hill Estates and Stonehouse Estates

In attendance for this discussion Dennis LaBombard, Town Engineer.

Alan read the letter from the Town Engineer: "*Glendale Homes has requested that the town accepts the upgrade of Hutchinson Hill Road. The newest section, built this past summer is from station 6+00 just past the second intersection with Ames Road at station 28+75. All works has now been completed as per the six sheets by Meridian Land Services, Inc. Revised 9/18/06.*

Deviations to these drawings included steel post for the guardrail, rip rap slope protection in lieu of the turf reinforcement and a bituminous curb along the top of the slope, in front of the guardrail from stations 12+25 to 14+00 +/- . A 2 inch thick base course of pavement was installed in September 27, 2013 to provide the required off-site improvements for the Hutchinson Hill Estates subdivision.

Prior to snowfall, I did observe good vegetation on all disturbed areas. There may be a few silt fences that should be eventually removed but overall I believe the construction complies with the intent of the design drawings. I would recommend that this work be accepted by the town."

Alan made a motion to recommend to the Selectmen that they accept the work completed on Hutchinson Hill Road. Brendan seconded. Vote yes 5-0.

Dennis said the work for phase 3 on Ames Road was accepted but not all work is done. They put up a street sign but he is suggesting it be a cross sign. The street lights have not been put up. He doesn't believe the granite bounds are in. There is still a small balance of items that need to be checked in the spring to make sure they are finished. **Alan** said he would like to see some of these items finished and suggested that they

defer this discussion until the January 16, 2014 meeting.

Dennis said Hobart Hill Road and Louis Drive are complete except the ends on the guard rails which the builder is having trouble obtaining. All bounds are set and streetlights are up. Louis Drive could be accepted tonight but you can accept them both in January.

2013-D: C-36-1, Dana Georges & Al Vale, Gun Shop & Supplies

In attendance for this discussion is abutter John Liska, 197 Route 13.

Valérie said in 2006 Mr. Georges had a site plan approved. They now would like to propose using a bay for a gun shop and supplies. There will be no modifications to the building this will be an online business.

Everything will be shipped and they will only have a few guns in the building. They plan on having no signs for advertisement. There will be a door to separate the unit from the rest of the building and they will put a metal door to the entrance of the gun shop. **Valérie** said she asked Chief Quigley for comments; he said he had no comments at this time and he has no objections to this. The Georges need a letter from the Planning Board to get approval from the state. **Alan** said the state guidelines are what we have to follow. **Valérie** said the abutters were notified of this proposed change. **Valérie** recommended that the Planning Board waives a few sections from the submission requirements from the site plan regulations.

Alan made a motion that the Planning Board waives the following items required from section 6 of the site plan regulations for this application:

- b. 8 copies of site plan prepared by land surveyor
- g. Bearing and distance of property lines and source of the information
- i. High Intensity Soils survey
- k. Signs and exterior lighting locations
- m. & n. Rendering of existing or proposed building or addition, etc.
- o. Location of buildings within 50 feet of the parcel, roads and driveways within 200 feet
- p. Storm drainage plan
- q. topography
- r. Special Flood Hazard Areas
- s. Utilities
- t. Buffer zone
- u. Soil and Erosion Control plan
- v. Copies of easements, covenants and deed restrictions
- w. Copies of federal, state and local permits
- z. Drafting site
- aa. Wet areas
- bb. Location test pits
- cc. Fire apparatus access
- ee. Revision block and Mylar
- gg. Artist's rendition of site and
- hh. Tree stump disposal

Brendan seconded. Vote yes 5-0.

Alan made a motion to accept application 2013-D: C-36-1, Dana Georges & Al Vale, Gun Shop & Supplies Ron seconded. Vote yes 5-0.

Dana asked if the Fire Department reviews this property every year. **Valerie** said that is correct. **John Liska** said he has no issues with this request. **Alan** said the state guidelines are very strict. **Richard made a motion to approve application 2013-D: C-36-1, Dana Georges & Al Vale, Gun Shop & Supplies with the following conditions:**

-All fees for case review and Staff meeting attendance shall be paid prior to the start of the operation.
-If a new / additional sign is proposed the applicants shall follow the proposed amended sign ordinances.

-Any change of use as approved at the December 19, 2013 hearing shall be presented to the Board for review.

Ron seconded. Vote yes 5-0.

2013-5: D-24 Ernest Felzani, 8-lot subdivision, Mountain Road

In attendance for this hearing Ernest Felzani owner, Kyle Burchard, Meridian Land Services, Dennis LaBombard, Town Engineer (LaBombard Engineering).

Abutters in attendance for this hearing Wallin, Keith and Lisa (Lot D-25-2), Maguire, Matt (Lot D-25-3), Marquette, Wayne & Patricia (Lot D-18-13), Leith, Diane & Allen (Lot 57-18, Brzowski, James (Lot D-20-17), Hallett, Kathleen (D-20-19), and Ouelette, Rachel (Lot D-20-20).

Valérie said she had requested an updated plan with a few corrections from Meridian Land Services. **Kyle** said he made the correction requested and emailed the new plan late this afternoon to Valérie and Dennis with the corrections. **Kyle** said this is an eight-lot subdivision. Storm water management has been provided on this plan. The majority of the storm water management will be located on lot D-24-7. **Valérie** said no legal documents have been provided (easement deeds) and they should be reviewed by Town Counsel before Planning Board approval.

Dennis LaBombard said he hasn't reviewed the updated copies of the plan as they were emailed late this afternoon but has no issues with the Planning Board accepting this plan. **Valérie** said the Conservation Commission and the Fire Department had no issues with this plan.

Alan made a motion to accept plan 2013-5: D-24. Ron seconded. Vote yes 5-0.

Diane Leith asked if all the trees are going to be maintained by the builder or will they be cleared. **Kyle** said that is at the discretion of the builder but they will need to clear the lots to make room for the road, driveways, houses, septic, and wells. **Wayne Marquette** asked if the lots are non-conforming. **Kyle** said they are all in conformance with the Brookline Subdivision Regulations. **Wayne** asked if blasting was going to be necessary. **Kyle** said it is likely they will need to blast. **Katie Hallett** said the wells are identified on the plan do you know where the ledge is. **Kyle** said all the tests to date are samples to establish the water table. **Katie** asked how they will handle all the water that runs down this lot. **Kyle** said the hydrogen lock here is extraordinary, they will have two retaining ponds on lot D-24-7 and this is designed by the state and town standards to collect and clean the run off. **Matt Maguire** said he lives across the street and is concerned about the run off, when the existing pond is full it runs across the street like a river for days. **Kyle** said this plan should not increase the water going into the pond. **Valérie** said The Town Engineer reviews the subdivision plans to make sure the plans meet the drainage requirements. **Matt** asked if this doesn't work and the water washes out my driveway, is it the responsibility of the builder to correct the damage? **Kyle** said it depends on the cause; there are many reasons for excessive water run off. **Keith Wallin** was concerned that the lights from this new road would shine into his family room. He asks that this be considered and if necessary maybe they could move the road a few feet. **Lisa Wallin** said one abutter couldn't get water on their lot. **Dana** said they will not be able to get a Certificate of Occupancy for a new house without water. **Rachel Ouelette** said she has the same concerns about the wells. **Rachel** also asked what the progression of the buildings will be. **Kyle** said he assumed one house at a time. The road will go in first and then the buyers can choose a lot. **Rachel** asked if this had NH DES approval. **Kyle** said they have applied for an Alteration of Terrain Permit as well as a Stormwater Management application and they were approved by the State.

Wayne asked if a street light is required. **Kyle** said this is part of the Brookline Subdivision Regulations. **Alan** said it was added to the Regulations for Emergency Management concerns. **James Brzowski** asked if there should be a streetlight at all the intersections in the Mountain Road, Overlook Drive, and Summit Lane area. **Valérie** said adding a street light requirement to the Regulations was added after the Mountain Road subdivision was finished. **Lisa Wallin** asked if lot D-24-7 will be devoted to drainage only and will the proposed ponds be fire ponds. **Kyle** said there will also be a house on this lot and the detention ponds will not be fire ponds. There will be an easement written up that will determine who will maintain these ponds. **Katie** said the proposed road comes out across the street from the Ball Field located on Mountain Road; was traffic flow considered? **Kyle** said traffic flow is low in general in this area. This is not required for this subdivision. **Dennis LaBombard** said they had to figure for sight distance and they do meet that requirement. The Planning Board decided to set time for a site walk on Saturday January 11, 2014 at 1:00pm to meet on Mountain Road by the ball field. **Dana** said this meeting will be posted. **Valérie** said if it snows we will reschedule. **Richard made a motion to continue case 2013-5: 1/17/2014-24 to the next Planning Board on January 16, 2014 at 7:00pm. Brendan seconded. Vote yes 5-0.**

Conceptual discussion: Philip Chandler, Canney Hill Woods (J-24) Phase 3: Proposed side walk extension (currently, stops at the cistern on J-24-32) Common driveway revision (lots J-24-20 & J-24-31) to serve an additional lot, and Review drainage detention area (past the cistern) and provide maintenance plan

In attendance for this discussion are Phil Chandler (Owner) and Bennett Chandler (Bennett Chandler Design and Construction).

Valérie said they would like to change the common drive to access three lots instead of two, change the location of a cistern, and lengthen the side walk. **Valérie** said that if the changes are substantial enough and there should be a new plan recorded. **Phil** said they would not be changing any of the lots there should be no reason for a new plan. **Dana** said the Board cannot accept a change without a revised plan. **Alan** said if you want to have the common driveway access 3 lots instead of 2 that would require a revised plan. **Phil** said they will just correct the drainage pond and will leave the common driveway accessing two lots. In the spring they may change their minds and will come to the Planning Board.

Public Hearing: Sign Ordinance and Other Minor Zoning Amendments

Alan said these corrections have been made to make it more flexible for the Planning Board and the applicant will not have to go back and forth from the Planning Board to the Zoning Board. **Dana** said this will also make it more business friendly. **Alan made a motion that the Planning Board supports the changes made to the Sign Ordinance and to put it on the Ballot for Town Meeting 2014. By roll call vote yes 5-0.**

Economic Development Committee

Dana said the meeting scheduled for December 17 was canceled due to the weather. **Valérie** said they did have a meeting about the Brookline Chapel. They will have fliers that will promote the use of the Chapel that they will be given to the town clerk to hand out to people who file a marriage application.

Wetlands Permitting Processing

Brendan said the Conservation Commission would like to schedule some time in February was offered by Randy Haight (Meridian Land Services) to have someone from his office attend a meeting to clarify the DES wetlands permit. The BCC would like to invite the Planning Board to attend this meeting.

Richard made a motion to adjourn at 9:30 pm. Ron seconded. Vote yes 5-0.

Dana MacAllister, Co-Chair, _____

Alan Rosenberg, Co-Chair _____

Richard Randlett, Member _____

Ron Pelletier, Member _____

Brendan Denehy, Selectboard Representative _____

**The next Regular Planning Board meeting will be January 16, 2014.
Minutes submitted by Kristen Austin.**