



**TOWN OF
BROOKLINE, NEW HAMPSHIRE**

PLANNING BOARD

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PLANNING BOARD MEETING

Minutes

April 17, 2014

Present: Alan Rosenberg, Co-Chair (voting)
Ron Pelletier, Member (voting)
Brendan Denehy, Selectboard Representative (voting)
Valérie Rearick, Town Planner
Absent: Dana MacAllister, Co-Chair, Richard Randlett, Member and Judy Cook, Alternate.
Also Present: Eric Bernstein and Tad Putney

7:00 pm – Alan open the meeting

Minutes

Alan said they held off on approving the minutes from the January meeting because the Board wanted to make sure the wording of the motion for the waiver for the length of the Sawtelle Road was worded correctly. They heard back from Town Counsel said he stated the wording was fine. **Brendan made a motion to approve the minutes of the January 16, 2014 Planning Board meeting as written. Ron seconded. Vote yes 3-0.**

As not enough voting members present at the March meeting are in attendance tonight, the Board will act on the March 20, 2014 Planning Board minutes at the May 15, 2014 meeting.

Steam Mill Hill Road

Brendan said he wanted to update the Planning Board with the decision for the property located at 4 Steam Mill Hill Road. They did give the contractor a building permit. This property can be a duplex but with a single owner.

Elect Co-Chairs

Alan said that he received an email from Dana MacAllister stating that he is willing to be Co-Chair for another year. **Alan made a motion to nominate Dana as Co-Chair of the Planning Board. Brendan seconded. Vote yes 3-0.**

Ron made a motion to nominate Alan Rosenberg as Co-Chair of the Planning Board. Brendan seconded. Vote yes 3-0.

Re-adopt Planning Board By-Laws

Brendan made a motion to adopt the Planning Board By-Laws for the year 2014. Ron seconded. Vote yes 3-0.

Re-adopt Code of Ethics

Ron made a motion to adopt the Code of Ethics for the year 2014. Brendan seconded. Vote yes 3-0.

Appointments

Alan said *Eric Bernstein* was at the last Planning Board meeting and is still interested in being an alternate. **Ron made a motion to recommend to the Selectboard that Eric Bernstein be appointed as Alternate Member to the Planning Board with a term to expire March 31, 2017. Brendan seconded. Vote yes 3-0.**

Workforce Housing Subdivision off Laurelcrest

Valérie said Al Patenaude and John Bagley's Attorney had written a letter to the Assessing Department stating that they would like to rescind the workforce housing subdivision plan that was approved in 2010 and recorded in 2011. **Valérie** said that she had contacted the Local Government Center for legal advice and is seeking authorization from the Planning Board to speak with the Attorney and let her know what options the applicant / developer have. No work has been done on the property since the plan was recorded. It will be up to the owner to decide what way to go. One option is to do a lot line consolidation and put the lots back to the way they were. Something will need to be recorded with the Registry of Deeds showing that this has been changed. **Valérie** said she just want to make sure this is done correctly.

Ron made a finding that the Planning Board allows Valérie Rearick, Town Planner, to send information over to Attorney Tzanoudakis office in regards to rescinding the plan. Brendan seconded. Vote yes 3-0.

Driveway Grades

In attendance for this discussion was **Tad Putney** (Town Administrator).

Alan said there is a letter from the Building Inspector (Romeo Dubreuil) and the Town Administrator asking the Planning Board to have a discussion about adding wording for a maximum driveway grade on single driveways to the regulations. **Tad** said the new Building Inspector had gone out to do an inspection at a newly constructed home. Upon arrival he noticed the owners were parked alongside the road instead of in the driveway. The owner stated the driveway is so steep they cannot use it in inclement weather. The Road Agent went out to find out what the grade of the driveway is. He shot the grade at a little over 20 percent. **Tad** said Romeo looked into driveway grades when he returned to the office and noticed that Brookline only has a maximum grade on common driveways and not for single driveways. Now that the easier buildable lots are harder to find he believes the Town should be proactive and discuss this before it becomes a bigger issue. **Tad** said the Building Inspector suggested that the driveways not pitch toward the town road and there should be stipulations for drainage designs for at least the first 10 feet of the driveway. **Eric** asked if this would be put into the Ordinance. **Alan** said this would be added to the Subdivision Regulations which covers driveways and wouldn't have to be done at Town Meeting. **Valérie** said she will contact Town Counsel and find out if this is changed in the Subdivision Regulations will it only apply to the future subdivisions or all subdivisions that have already been approved. The Board agreed they would look into wording for the driveway grade issue.

Blasting and Groundwater Monitoring Town Ordinance

Valérie said the Blasting Ordinance is still in the hands of the Selectboard. **Brendan** said they had discussed this last Monday night. Some local contractors were in attendance at the meeting they had some valid concerns the Selectboard will be looking into.

Economic Development Committee

Valérie said they met last Tuesday. The Committee continued to talk individually to businesses and received some great suggestions from these meetings. They are working on the 2nd issue of the EDC newsletter. **Ron** said they would like to find a way to fund this by asking for donations from local businesses and then running an ad stating that this newsletter was sponsored by the company that donated. They would like to put out three issues of the newsletter a year. **Valérie** said they are also looking into co-op / community grocery stores. They are popular out west. This is a long process, startup time is about 5-6 years. **Ron** said Lebanon has the most successful one in the area they will be contacting them to ask some questions. **Valérie** said they will also be meeting with local developers to discuss the land that is for sale in town. This committee has been very active and everyone is involved. They are meeting once a month and still looking for new members among local business owners if anyone is interested.

Capital Improvement Committee

Alan said he spoke with Ann Somers and she has said she would participate in the CIP this year. He will also reach out to the Selectboard and ask if anyone from the Board would like to participate this year. **Alan** said one of the biggest challenges we have always had was getting information from the schools. This year he reached out at the Co-op School in regards to the Bond information and they are sending over information to him.

Ron made a motion to adjourn at 8:15 pm. Brendan seconded. Vote yes 3-0.

Alan Rosenberg, Co-Chair _____

Ron Pelletier, Member _____

Brendan Denehy, Selectboard Representative _____

**The next Regular Planning Board meeting will be May 15, 2014.
Minutes submitted by Kristen Austin.**