



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

**P.O. BOX 360 – 1 Main Street  
BROOKLINE, NH 03033-0360**

Telephone (603) 673-8855  
Fax (603) 673-8136

[kristen@brookline.nh.us](mailto:kristen@brookline.nh.us) [valerie@brookline.nh.us](mailto:valerie@brookline.nh.us)  
<http://www.brookline.nh.us>

**PLANNING BOARD MEETING  
Minutes  
November 20, 2014**

**Present:** Alan Rosenberg, Co-Chair (voting)  
Dana MacAllister, Co-Chair (voting) (Left at 8:15 pm)  
Richard Randlett, Member (voting)  
Ron Pelletier, Member (voting)  
Eric Bernstein, Alternate (voting for Dana at 8:15pm)  
Brendan Denehy, Selectmen's Representative (voting)  
Valérie Rearick, Town Planner

**Absent:** Judy Cook, Alternate

**Minutes**

Dana moved to approve the minutes of the October 16, 2014 Planning Board Meeting as written.  
Richard seconded. Vote yes 5-0.

**Ames Road, Phase II**

Dana moved to recommend to the Selectboard that the Maintenance Bond in the amount of \$22,451 for Ames Road Phase II be released. Ron seconded. Vote yes 5-0.

**Ames Road, Phase III – Withee Drive**

Dana moved to recommend to the Selectboard that the Maintenance Bond in the amount of \$25,300 for Ames Road Phase III be renewed. Ron seconded. Vote yes 5-0.

**Road Bonds, Hutchinson Hill Estates**

Brendan moved to recommend to the Selectboard to accept Withee Drive and set a Maintenance Bond in the amount of \$30,220 be maintained for two winters and released in 2016. Dana seconded. Vote yes 5-0.

**Road Bond, Wildwood Drive – Recommendation to accept cistern**

In attendance for this Phil Chandler (Owner) and Dennis LaBombard (LaBombard Engineering, Town Engineer)

**Dennis** said the cistern for phase II was not completed. They are working on it right now. The road to the cistern has also not been completed this was included in the Phase II bond. **Dennis** said he would like to know if the Board thought that cost to complete the access to the cistern should be added to the Phase III bond. **Alan** said the cistern was accepted by the Fire Department. The cost to finish the rest of the road should be added to the bond for Phase III. The board agreed.

**Brendan made a motion to recommend to the Selectboard that they accept the cistern and add the remaining cost to finish the road to the cistern be added to the bond for Phase III. Dana seconded. Vote yes 5-0.**

**2014-6:K-28-1, 2, 3 – Thomas Moran – 4-lot subdivision, Oak Hill Road , Continued from October 16, 2014**

In attendance for this case is Randy Haight (Meridian Land Services) and Dennis LaBombard (LaBombard Engineering, Town Engineer)

**Randy** said since the last meeting they have obtained the Dredge and Fill Permit and the subdivision approval from the state. He received the subdivision approval number today and will add to the plan tomorrow. **Randy** said Tom Moran has the off-site improvement agreement; he will sign and mail it back to the Town. This agreement is for \$1,500 per new lot and the money will go towards the installation of a culvert at the intersection of Oak Hill Road and South Main Street. **Valérie** said the utilities will be underground. **Randy** said yes. **Alan** said it is listed on note 8.

**Valérie** said that all missing information and issues addressed by Dennis and in her staff report were all resolved and a set of corrected plans was submitted.

**Valérie** read the proposed 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.
- NH DES subdivision approval and non-site specific approval numbers shall be added to the final plan.
- Building lots K-28-2, K-28-5, K-28-14 & K-28-15 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.
- Off-Site Improvement agreement, based on the Road Agent's recommendations, shall be signed and recorded. The agreement applies to the newly created lots K-28-4 and K-28-15.
- The applicant shall submit 8 paper copies of the final plan and a permanent, reproducible Mylar.
- All conditions of approval shall be printed on the final plan prior to its recording.

**Brendan made a motion to approve subdivision 2014-6: K-28-1, 2, 3 with the conditions read by Valérie. Dana seconded. Vote yes 5-0.**

**Workshop**

**Elderly Housing Ordinance – Final review prior to Public Hearing on December 18, 2014**

The Board reviewed the final draft of the Elderly Housing Ordinance. The public hearing will be scheduled for December 18, 2014.

**Bed and Breakfast – Discuss proposed amendment to the R/A District and creation of new section.**

**Valérie** said there has been a lot of discussions about allowing Bed & Breakfast in town during meetings held a few years back and with the Economic Development Committee. She put together a draft ordinance

and handed out a possible wording for a Bread & Breakfast in the Residential/Agricultural district and asked the Board if they would review the document. The Board agreed it was a good idea and will add it to a future agenda.

**Proposed Site Development – Lot E-22-2 (Rte.13-Quimby Rd)**

**Valérie** said that she was contacted by Engineers from Hayner/Swanson, Inc. regarding a proposed Dunkin Donuts on lot E-22-2. They met several times with the NH DOT regarding the access to the property and are now ready to meet with the Board and make a Conceptual presentation of the site development. The Board agreed to have a meeting on Thursday, December 4<sup>th</sup>, 2014 in the afternoon at 2:00 pm.

**Kinder Morgan Update**

**Brendan** said the Selectboard has received two new possible routes for the pipeline to go through Brookline from Kinder Morgan. He believes that the Selectboard, Planning Board and the Conservation Commission should have a meeting to discuss this together. The Board agreed. **Brendan** said he would make the suggestion at the next Selectboard meeting.

**Richard made a motion to adjourn at 8:25pm. Eric seconded. Vote yes 5-0.**

**Alan Rosenberg, Co-Chair** \_\_\_\_\_

**Dana MacAllister, Co-Chair (left at 8:15 pm)** \_\_\_\_\_

**Richard Randlett, Member** \_\_\_\_\_

**Ron Pelletier, Member** \_\_\_\_\_

**Brendan Denehy, Selectmen's Representative** \_\_\_\_\_

**Eric Bernstein, Alternate (voting for Dana)** \_\_\_\_\_

**The next Regular Planning Board meeting will be December 4, 2014 at 2:00 pm.  
Minutes submitted by Kristen Austin.**