



**TOWN OF
BROOKLINE, NEW HAMPSHIRE**

PLANNING DEPARTMENT

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PLANNING BOARD MEETING

Minutes

December 4, 2014

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

Absent: Judy Cook, Alternate, and Eric Bernstein, Alternate

2:00 pm – Dana opened the meeting.

Minutes

**Alan moved to approve the minutes of the November 20, 2014 Planning Board Meeting as written.
Richard seconded. Vote yes 5-0.**

NRSP # 2014-G: E-22-2 – Conceptual Consultation: Proposed Development, Lot E-22-2

James Petropulos with Hayner / Swanson, INC. Engineering firm representing the owner.

James said he was here representing owner Mr. Motta who currently owns the Dunkin Donuts in Brookline.

Also included in the audience was attorney **Bradford Westgate** who also represents Mr. Motta.

After handing out a site plan to the Board, **James** explained that this lot is located south of the intersection for Route 13, Quimby Road, and Route 130. Lot E-22-2 consists of 2.08 acres, it abuts a single family residence and commercial properties. This property has been surveyed and there is 4,855 square feet of wetlands which will require them to meet with the Conservation Commission and the Zoning Board for this project. They have also met with the NH DOT is regard to the improvement of Route 13 in this area and they have proposed on this plan that the current driveway be moved about 50 feet to the south from its current location. They will need a driveway permit and a traffic study to be completed. The building they are proposing will be a single story building with seating for customers and a conference room for people who may want privacy. They will prepare a storm water management plan for this location. **Valérie** suggested that they have an area for outside seating; the plan looks like there would be room for a few tables and chairs. **James** said they were planning on adding outside seating in the future after the building has opened. **James** said they are also open to any building designs suggestions that the Board may have. **Valérie** said something along the lines of the Police station and the Post Office would be great. **James** said a New England type feel

to the building. **Dana** said that his only concern would be the traffic but it sounds like the DOT is working on that and meeting with you.

James thanked the Board and said that they would soon work on a formal application after they meet with the other boards and state agencies.

Case # 2014-6: K-28-1, 2, 5 – Thomas Moran – Proposed donation in lieu of Off-Site Improvement.

Valerie gave some feedback regarding several exchange of emails between Tom Moran, Tad Putney and her. She explained that Tom Moran is proposing to make a donation to develop new trails in lieu of the requested Off-Site Improvement since the drainage work at the intersection of Oak Hill and South Main Street has already be completed. Tom would make a payment of \$3,000 as a donation to the town immediately following the conveyance of the first parcel which will be lot K-28-1 that will be administered by the Brookline Conservation Commission.

Valerie said that if the Board agrees, a motion will be necessary.

Dana made a motion to reconsider the requirement for an Off-Site Improvement Agreement to be recorded at the Nashua Registry of Deeds and makes a finding that a \$3,000 donation from Mr. Moran is agreeable and shall be made upon conveyance of lot K-28-1 to the Town. The money will go towards the development of new trails connecting Oak Hill Road to lot K-28-1. Dick seconded. Voted Yes 5-0.

Valerie will let Tom know and will contact Meridian Land Services in order to remove the off-site improvement requirement from the conditions of approval that need to be printed on the final plan.

Richard made a motion to adjourn at 3:00 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 December 18, 2014.
Minutes submitted by Kristen Austin.**