



TOWN OF
BROOKLINE, NEW HAMPSHIRE
PLANNING DEPARTMENT

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PLANNING BOARD MEETING
Minutes
December 18, 2014

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

Absent: Judy Cook, Alternate

7:00 pm – Alan opened the meeting.

Minutes

Dana moved to approve the minutes of the December 4th, 2014 Planning Board Meeting as written.
Ron seconded. Vote yes 5-0.

Public Hearing – Proposed Zoning Amendments – Housing for Older Persons Developments (HOP)

Alan read the Public Hearing Opening Statement and the Notice of Public Hearing that was published and posted in accordance with the provisions of NH RSA 675:3 and 675:7.

Also present: **Donna Marsh** and **Denise Morrisette**, residents

Alan asked the Board Members if they had any other questions or comments on the proposed amendments. There was none. **Alan** asked for any input from the audience.

Donna said that the town needs senior housing and going from the requirement of 62 to 55 years of age will attract more developers. Financial institutions are also more inclined to support this.

Denise questioned what would happen if the minimum 80% of 55-year of age residents was being reduced by a resident younger who would be the sole inhabitant in a unit. For example if a spouse passes away and the survivor is younger than 55. A lengthy discussion followed on this particular topic.

The Board felt comfortable with the proposed language as the town would not be responsible to monitor the requirements as defined in federal regulations. A HOP development would be managed by an association that would be responsible to enforce the ordinance and follow federal and state guidelines.

Other topics such as the number of parking spaces, height of the buildings, water supply and septic capacity, separation between buildings and tract size were also discussed and questions answered by the Board.

Alan thanked members of the public for their input and their interest and closed the public hearing.

Brendan asked that “Selectmen” be changed to “Selectboard” in the last paragraph of section 2207.00. This represents a minor change and does not require a second public hearing.

Richard made a motion to find that the Planning Board supports the changes made to the Housing for Older Persons Developments Ordinance and to put it on the Ballot for Town Meeting 2015. Seconded by Dana. Roll call vote YES 5-0.

Update on Committees

Alan said that the CIP draft will be ready in the next two weeks.

Ron updated the board on the EDC and talked about the proposed chili/chowder/soup event. No definite date has been set yet but it would take place in February. The Souhegan Chamber of Commerce used to organize the event but decided to drop it.

Richard made a motion to adjourn at 8:20 pm. Ron seconded. Vote yes 5-0.

Alan Rosenberg, Co-Chair _____

Dana MacAllister, Co-Chair _____

Richard Randlett, Member _____

Ron Pelletier, Member _____

Brendan Denehy, Selectboard Representative _____

The next Regular Planning Board meeting will be held on January 15, 2015, 7:00 pm.

Minutes submitted by Valérie D. Rearick.