



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

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**PLANNING BOARD MEETING
Minutes
January 15, 2015**

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)
Eric Bernstein, Alternate

Absent: Valérie Rearick, Town Planner and Judy Cook, Alternate

Minutes

Brendan moved to approve the minutes of the December 18, 2014 Planning Board Meeting as written.
Richard seconded. Vote yes 5-0.

Proposed Projects for 2015

Alan said Valérie has started a list of project ideas for the Planning Board to review in 2015:

Accessory Dwelling Units

The Board agreed this was a good idea to review this part of the Ordinance. **Dana** suggested a subcommittee. **Eric** and **Dana** both agreed they would serve on the subcommittee. **Peter Cook** was in attendance for this meeting and he asked that they contact the Zoning Board to request a representative from that Board also. **Alan** said there is a copy of the Mont Vernon Zoning Ordinance about ADU's that they could review. **Peter** suggested they take Brookline Zoning Ordinance section 2000 ADU from 2007 and work from there. Before the Ordinance was changed in 2008 and the word "detached" (section 2002.10) was removed this Ordinance worked as it was intended and now with the revisions made in 2008 has allowed some abuse of the Ordinance in his opinion. This has opened the door to allow two homes on smaller lots.

Bed & Breakfast

Alan said they should look into allowing this by a special permit from the Planning Board. **Peter** said he doesn't believe the RSA's support this way of authorizing the use. **Alan** said he believes the special permit would allow the business and not an exception to the ordinances.

Mixed Use Zoning-

The Board agreed they should look into mixed use zoning again.

Master Plan Update – Implementation Chapter

Brendan said it is a good idea to update the Master Plan at the February and March meetings.

Alan said it has been a couple of years since they did the Master Plan update. They spent the money to have NRPC help with the update and get the Master Plan done. We need to keep up with the updating of these chapters so it doesn't get out of date again. The board agreed master plan updating is a good idea.

Case Review: 2015-1:G-53, G-53-1 – Paul Andres – Lot Line Adjustment and 2 lot subdivision

In attendance for this hearing Randy Haight (Meridian Land Services, Inc.)

Randy said this is a lot line adjustment for Paul Andres. **Randy** stated Valérie had reviewed the plan and had requested that a few revisions be made and he has done so. The two lots Andres Institute of Art and the house, big bear lodge and the Karate studio. **Paul** has asked that they all be separated into separate 5 acre lots. **Randy** said due to the 5 acre lots they do not need State subdivision approval and the driveway is already in place so they do not need a state driveway approval. They have had an Attorney draw up a Declaration of Access Parking Drainage and Utility Easement, all of which crisscross over all of these lots. This will allow access to all lot owners if different in the future. Currently they are all owned by the same owner so it is not an issue. This declaration will be recorded immediately after the plan is recorded. This is stated on Note 3 of the plan. **Alan** said all the fees have been paid and abutters notified and the application is all set.

Dana made a motion to accept application 2015-1: G-53, G-53-1 – Paul Andres – Lot Line Adjustment and 2 lot subdivision. Ron seconded. Vote yes 5-0.

Alan asked if Lot G-53-2 is being created was all in the Commercial / Industrial Zone. **Randy** said yes it is.

Peter Cook (Brookline Resident) asked if there would be room for expansion at the Sculpture Park Parking area with this new lot creation. **Randy** said yes there is plenty of room for expansion.

Alan read the condition 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.
- A letter from the Surveyor shall be received stating that all bounds are in place prior to the recording of the final plan.
- The access, utilities, parking & drainage easement will be recorded per note 3 on the plan after the plan is recorded.
- The applicant shall submit 8 paper copies of the final plan and a permanent, reproducible Mylar.
- Correct the Zone Lines on plan.
- All conditions of approval shall be printed on the final plan prior to its recording.

Brendan made a motion to approve application 2015-1: G-53, G-53-1 – Paul Andres – Lot Line Adjustment and 2 lot subdivision with the amended condition of approval. Ron seconded. Vote yes 5-0.

Pipeline Selectboard update

Brendan said the Selectboard has sent a letter to Kinder Morgan stating they do not have permission to access town Land. This letter was sent out after the Conservation Commission sent out a letter stating the same thing to Kinder Morgan as well. There will be a letter from the Governor and State Representatives to FERK requesting that they push their time line back and give towns more time to prepare. Kinder Morgan will be holding an open house at the NH Dome in Milford on January 27th, 2015.

Richard made a motion to adjourn at 7:45 pm. Ron seconded. Vote yes 5-0.

Alan Rosenberg, Co-Chair _____

Dana MacAllister, Co-Chair _____

Richard Randlett, Member _____

Ron Pelletier, Member _____

Brendan Denehy, Selectmen's Representative _____

Eric Bernstein, Alternate, _____

The next Regular Planning Board meeting will be February 19, 2015.

Minutes submitted by Kristen Austin.