



**TOWN OF  
BROOKLINE, NEW HAMPSHIRE  
PLANNING BOARD  
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**PLANNING BOARD MEETING  
Minutes  
February 19, 2015**

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

**Absent:** Ron Pelletier, Member

**Minutes**

Alan moved to approve the minutes of the January 15, 2015 Planning Board Meeting as amended.  
Brendan seconded. Vote yes 5-0.

**Application 2015-2: H-49, H-76 – Lot Line Adjustment. Amidon/Town of Brookline**

In attendance for this application is Randy Haight (Meridian Land Services) & Eric Hahn (abutter).

**Randy** said this is a simple lot line adjustment. Lot H-49 consists of 44.9 acres and lot H-76 consists of 31.6 acres. Both lots are owned by Eleanor & Arnold Amidon. They would like to revise the lot line by reducing lot H-76 to 5.6 acres and adding the remaining 26 acres to lot H-49. There is currently a Purchase and Sales Agreement with the Town of Brookline for lot H-49 once this lot line is completed.

**Alan made a motion to accept application 2015-2: H-49, H-76. Brendan seconded. Vote yes 4-0**

**Eric Hahn** asked if lot H-76 at 5.6 acres could be subdivided in the future. **Randy** said he would think they could subdivide lot H-76 again. They have enough road frontage but they would have to dig test pits to be sure it would require state subdivision approval.

**Dana** asked Eric to vote for Ron for this meeting. **Eric** agreed.

The Board did not have any further questions/comments on this application; no additional input from abutters or the public.

**Alan made a motion to approve application 2015-2: H-49, H-76. Brendan seconded. Vote yes 5-0.**

**Application 2015-3: F-127 – 2-Unit Condominium Subdivision. 4 Steam Mill Hill Road**

In attendance for this hearing is Glynn DeSilva owner of PNP Realty LLC Applicant, Mike Ploof, Fieldstone Land Consultants, PLLC.

**Mike** said this lot consists of .8 acres and is located in the residential/agricultural district. They are looking to perform a change in the form of ownership from a 2-family residence to a 2-unit condominium. The owner of this property had first gone to the Zoning Board requesting a variance to allow the replacement of the septic system in the 125' wetlands setback of which was granted. They have a construction approval number of 2014-116304.

**Brendan made a motion to accept application 2015-3: F-127 – 2-Unit Condominium Subdivision.**

**Richard seconded. Vote yes 5-0.**

**Brendan** said, just to clarify, that the Planning Board is not saying yes or no to this; they are just making sure the applicant has all necessary paperwork in order to sell it as two separate units. **Valérie** said yes they needed to come to the Planning Board to “subdivide the house” so they would be able to sell the two units individually. Per RSA 356-B:5 a municipality cannot say no to condominium conversions. **Judy** asked if they will be utilizing the same well and septic. **Mike** said yes; one well and one septic system are servicing this lot. **Richard** asked who would own the land. **Glynn** said the land will be owned in common. The condo documents have already been submitted to the town and recorded at the registry of deeds. **Richard** made a motion to approve application **2015-3: F-127 – 2-Unit Condominium Subdivision. Alan seconded. Vote yes 5-0.**

**Appointment/Reappointment of Members and Alternates (recommendations to Selectboard)**

The Board agreed to recommend to the Selectboard to re-appoint Alan Rosenberg as a full member of the Planning Board with a term expiring in March of 2018.

**Economic Development Committee**

**Valérie** said they are hosting a Chili/Chowder/Soup Cook-Off on Saturday, February 21, 2015 from noon to 3:00 pm at the Event Center (32 Proctor Hill Road) here in Brookline. They have about 13 vendors both professionals and amateurs.

**ADU Committee**

**Dana** said they will hold their first meeting on Monday, February 23, 2015. The Committee consists of Dana MacAllister, Eric Bernstein, and Peter Cook. **Peter** said the State was holding a hearing on SB146 and he was unable to attend. He suggested they should read up on this senate bill before the meeting on Monday. SB 146 is related to Accessory Dwelling Units.

**Richard made a motion to adjourn at 8:45pm. Brendan seconded. Vote yes 5-0.**

**Dana MacAllister, Co-Chair** \_\_\_\_\_

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

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

**Brendan Denehy, Selectboard Representative** \_\_\_\_\_

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

**The next Regular Planning Board meeting will be March 19, 2015.  
Minutes submitted by Kristen Austin.**