



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

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PLANNING BOARD MEETING

Minutes

May 21, 2015

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

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

Minutes

Richard moved to approve the minutes of the April 14, 2015 Planning Board Meeting Minutes. Brendan seconded. Vote yes 4-0.

Sign Zoning Ordinance Certification Form

Due to the changes to the Brookline Zoning Ordinance approved at Town Meeting in March of 2015 the Planning Board has to sign this certificate form and send a copy to the New Hampshire Office of Energy and Planning and with the Town Clerk. The Board agreed to sign the Certificate.

Road Bond – Hobart Hill Road and Louis Drive

After reviewing the letter from the Town Engineer which stated a guardrail end section has been bent in most likely due to snow plowing this past year and an area where there will need to be rocks added to prevent any further erosion. Once these are completed and the Fire Department and the Road agent sign off on them the Board would recommend that the maintenance bond be released.

Brendan made a motion to recommend to the Selectboard that the Maintenance bond for Hobart Hill Road and Louis Drive be released once the items listed in the Town Engineers letter have been completed to the satisfaction of the Fire Department and the road Agent. Dana seconded. Vote yes 5-0

Case Review: 2015-4:F-18- Gavin – 2011 Subdivision Plan Revision: Utilities

In attendance for this hearing was Randy Haight with Meridian Land Services and Francis Gavin, applicant. **Randy** stated they had applied in 2011 and this subdivision was approved. They are here tonight because Francis had installed above ground utilities and the Building Inspector had stopped him from working

because note #9 on page D-1 of the plan stated install underground utilities: water, sewer, telephone, electrical. This note is added to every plan under the construction sequence section. This did not mean this plan was required to install underground utilities. **Randy** said he has written a letter stating that they may need a waiver from section 5.3.01 of the Brookline subdivision regulations. This section states any new road will require underground utilities and this is not a new road it is a common driveway. This would be a clarification of this section.

Brendan made a motion to accept the application 2015-4: F-18 which has above ground utilities. Ron seconded. Vote yes 5-0.

Randy said there is no mandate for underground utilities on a common Driveway but it is an option to the builder.

Alan said just to clarify we will need to make a waiver or a finding that Section 5.3.01 of the Brookline subdivision regulations requiring underground utilities does not apply to this subdivision. This is a common driveway and not a new road as stated in the regulations. **Ron** said if they waive this it will make it sound like Francis has done something wrong and he doesn't believe that he has. **Randy** said that is correct and note number 9 on the plan is just explaining the sequence of events when putting in a subdivision.

Dana makes a motion that the Planning Board makes a finding that section 5.3.01 of the Brookline Subdivision regulations is not applicable to this application because there is no new road. Ron seconded. Vote yes 5-0.

Alan said the finding just clarifies that this section does not apply to this subdivision and asked Randy if they wanted to withdraw the application. **Randy** said yes they would like to withdraw the application.

Capital Improvements Committee

Alan said he will work on the letters over the long weekend.

Economic Development Committee

Ron said they had an open house at the Brookline Chapel for vendors for the future Bridal Showcase in October. There was a good turnout. He wasn't able to attend but **Valerie** was going to take them to the Covered Bridge by the lake, the Brookline Event Center, and the new Bed & Breakfast in Hollis, to show what the area has to offer along with the Chapel and Brusch Hall.

ADU Committee

Dana said he believes the bill went to committee and they did make some good changes before they sent it off to committee. The ADU committee will need to meet and propose changes to our Zoning Ordinance.

Selectboard Update

Brendan said the Selectboard has decided to create a group to look into adding more playing fields in Brookline. This group would look into cost, location, see if we own a piece of property that would be a good location for this or will the town need to purchase one, and have a report ready for the next town meeting.

There will be a Kinder Morgan Informational meeting to be held on June 10, 2015 at CSDA at 7:00pm. The Selectboard had also discussed the Master Plan Update and have decided that all the departments should review their section first to see what will need to be updated. **Alan** said Valerie suggested that the implementation Chapter be updated.

Richard made a motion to adjourn at 7:55pm. Ron seconded. Vote yes 5-0.

Alan Rosenberg, Co-Chair _____

Dana MacAllister, Co-Chair _____

Richard Randlett, Member _____

Brendan Denehy, Selectboard Representative _____

Ron Pelletier, Member _____

**The next Regular Planning Board meeting will be June 18, 2015.
Minutes submitted by Kristen Austin.**