



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

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**PLANNING BOARD MEETING
Minutes
August 20, 2015**

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

Absent: Jill Adams, Alternate and Judy Cook, Alternate.

Minutes

Richard moved to approve the minutes of the July 16, 2015 Planning Board Meeting Minutes as written. Eric seconded. Vote yes 4-0.

Wildwood Drive Cistern

In attendance for this discussion Dennis LaBombard, LaBombard Engineering (Town Engineer).

Alan said the cistern on Wildwood Drive is in good condition and is ready for acceptance. Chief Corey from the Fire Department sent a letter stating they are happy with the working condition of this cistern. **Dennis** said Phil Chandler has asked that he issues a letter stating that the cistern was ok to be accepted by the Town. The cistern was part of phase two which has already been accepted by the town. The grading is finished but there is no pavement in front of this cistern. He said he doesn't see a reason not to accept it. If he keeps this cistern in phase two then next summer Mr. Chandler can get his bond back. **Richard** asked if the paving is part of phase three of this subdivision. **Dennis** said yes it is. **Brendan made a motion to accept this cistern as part of phase two and the paving is part of phase three. Richard seconded. Vote yes 5-0.**

Marshall Signs – Subdivision Sign 32 Mountain Road Lot D-24

In attendance for this discussion Carl Marshall owner of Marshall Signs.

Carl said he would like to request permission to put up a 4 foot by 8 foot sign at 32 Mountain Road. This will be a subdivision sign (handed the design to the Board) it will be a single faced sign sitting parallel to the road. This will be a temporary sign.

Alan said you are requesting subdivision sign and not a real estate sign. Per section 1608.08 of the Brookline Zoning Ordinance which allows for this sign. **Brendan made a motion to approve the placement of the subdivision sign for 32 Mountain Road lot D-24. Eric seconded. Vote yes 5-0.**

NRSP 2015-A:E-15 Camp Tevya – New Septic and Buildings

In attendance for this discussion was Randy Haight with Meridian Land Services and Johnathan Cohen, owner of Camp Tevya.

Randy said they are here tonight with a proposal to replace the septic structure with a new one. Also the first building on the right as you go into Camp Tevya, the Cohen structure, will be replaced with the Gordon House (Randy had already handed the Board the plan with conceptual sketch of the new building). The new building will be a little bit bigger than the house that is there now. They are also to be adding a girls bunk house and in the future a boys bunk house but they wanted the new septic to be designed to handle the new buildings and any near future buildings they plan to add. They will be proposing simplexes instead of duplexes in the future. Right now the plan is the new septic system, new Gordon building, and girl's cabin. This lot is located in the Shoreland Protection district and they have received the permits from the state.

Alan said they abutters have been notified and the fees paid.

Brendan made a motion to accept plan NRSP 2015-A: E-15. Ron seconded. Vote yes 5-0.

Richard asked why the septic was so far from the buildings. **Randy** said it is the furthest area from the Lake that they could get it. This will be a pump system because the elevation goes up to the system.

Brendan asked how the leach field will be landscaped being so close to Mason Road. **Randy** said this will be grassed over. **Valérie** read the conditions of approval. All fees for case review and/or inspections shall be paid, the applicant shall provide 4 copies of the final plan, and prior to the issuance of a Certificate of Occupancy the Fire Department and the Building Inspector should provide the Planning Board with satisfactory review reports. **Brendan made a motion to approve NRSP 2015-A: E-15 with the conditions of approval Valérie read. Ron seconded. Vote yes 5-0.**

2015-5:H-75- Clover Hill Realty Trust – Cont. from July 16, 2015 meeting

In attendance for this discussion Attorney Robert Parodi, George & Amy Razzaboni (Razzaboni Home Builders), Randy Haight (Meridian Land Services), Attorney Laurie Perrault, Susan Desantis (Clover Hill Realty Trust), Jack Flanagan (4 Sawtelle Road), and Michael Dreyer (abutter at 5 Sawtelle Road).

Ron recused himself from this discussion because he is an abutter to this property.

Alan read the hearing notice for the revised slope and drainage plan for a 16 lot subdivision plan recorded in 2005. When they had left off there was a question about the waiver request for the length of the road. Based on Town Counsel's recommendation they were hoping that another waiver request would be presented tonight using the wording from the January 2014 Planning Board meeting. Legal action was taken by the abutters for a proposed HOP plan and the judge's ruling was that in the motion granting the waiver request the hardship was not spelled out. **Bob** said he is here on behalf of the owner and in January 2014 they had requested a reaffirmation of the waiver and they are satisfied with what was put on the record in January 2014. There had been a substantial amount of work done and this plan is vested and should not be revisited. **Alan** said the meeting in January of 2014 was posted but the abutters were not notified and they have been for this meeting. This would be a good time to reiterate the waiver so if needed it would stand up to a legal challenge. The Planning Boards' job is to protect the town from adverse legal action. **Bob** said that it is your interpretation of Town counsel's letter. Jack Flanagan and Mike Dreyer expressed their concerns about going forward with this plan and not requesting a new plan. After discussion about RSA 674:36, Expiration of a Plan, it was the Planning Board's decision to contact Town Counsel and discuss this issue so everyone is clear on what the next step should be.

Accessory Dwelling Unit Committee

Peter Cook and Webb Scales were in attendance as a part of the Accessory Dwelling Unit Committee.

Valérie said she received a note from the Fire Department in regards to the proposed changes and they suggested detached ADU's be removed from this section of the ordinance.

The ADU Committee had submitted proposed amendments to the Accessory Dwelling Unit Ordinance for the Planning Board to review. After a short discussion the committee said they had wanted to reformat the Ordinance. The Board agreed that the Committee had time to do so before they had to hold a public hearing. This would be enough time to have it submitted at Town Meeting. The Committee will start the process and they will meet with the Planning Board at a later date. **Eric** thought they could have it done for the next Planning Board meeting.

Capital Improvement Committee

Alan said he is missing the Road Agent and the CO-OP submission. He will start compiling the information and have everything finished for September.

Economic Development Committee

Ron said they are getting ready for the Wedding Expo to be held in October. **Valérie** said she had one opening left for vendors. She said the Chamber of Commerce will help with the advertising for this event.

CO-Chairs

Alan said this was not on the agenda but we should put some thought into the Co-Chair position that is now vacant since Dana left. They can put this on the agenda for the September meeting. They will need to decide to change the by-laws to one Chair and a Vice-Chair or elect a new Co-Chair if anyone is interested. This will need to be addressed as soon as possible.

Richard made a motion to adjourn at 9:30pm. Eric seconded. Vote yes 5-0.

Alan Rosenberg, Co-Chair _____

Richard Randlett, Member _____

Eric Bernstein, Member _____

Ron Pelletier, Member _____

Brendan Denehy, Selectboard Representative _____

The next Regular Planning Board meeting will be September 17, 2015.

Minutes submitted by Kristen Austin.