



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

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**PLANNING BOARD MEETING**  
**Minutes**  
**October 15<sup>th</sup>, 2015**

**Present:** Alan Rosenberg, Co-Chair (voting)  
Richard Randlett, Member (voting)  
Brendan Denehy, Selectboard Representative (voting)  
Jill Adams, Alternate (voting for Eric Bernstein)  
Valérie Rearick, Town Planner

**Absent:** Eric Bernstein & Ron Pelletier, Members, and Judy Cook, Alternate.

Alan asked Jill to vote for Eric. Jill agreed.

**Planning Board General & Business Meeting**

Minutes

*Richard moved to approve the minutes of the September 17, 2015 Planning Board Meeting Minutes as written. Brendan seconded. Vote yes 4-0.*

NRPC Commissioner

Jill expressed interest in obtaining one the commissioner seats available for the Nashua Regional Planning Commission and contacted the Selectboard and the Planning board with a request for consideration. The Board thanked Jill for her willingness to take that position.

*Brendan moved to send a letter of recommendation to the Selectboard to appoint Jill Nashua Regional Planning Commission Commissioner representing the Town of Brookline. Seconded by Richard. Voted Yes 3-0. Jill Abstained.*

Alan read the Planning Board Public Meeting Opening Statement.

**Cases Review**

Dennis LaBombard, Town Engineer – Curbing and Drainage System, Lot H-75

Also present: Randy Haight, Meridian Land Services.

Dennis explained that the plan proposes to install asphalt curbing and closed drainage. His main concern is the maintenance once the town owns the road.

Close drainage let the water run under the road though piping before being collected in catch basins. Open drainage uses retention and detention basins. The town has historically asked for open drainage and curbing

is not normally installed.

In his opinion, any road curbing should be granite to better stand up to snow plowing. It seems that the developer does not want to make the changes.

**Randy** explained that the original plan had open drainage but we cannot use treatment swales anymore. We used to do this to manage the volume and collect water along the swale. The most we can have now is 4 inches of water from the bottom of the design and we cannot have standing water at the beginning of the swale, and, we have to have only a 10-minute travel time for the water. The DES will not approve a treatment swale as we could have done before. They also look at how the terrain absorbs water.

This is an approved plan with existing road design and easements and we need to accommodate what the "Alteration of Terrain" (AOT) dictates (it used to be called "Site Specific"). We have to put in those detentions and retention basins.

**Randy** also talked about the curbing. The plan is to install *Cape Cod* berms as we have done for years and they work well. Cape Cod gives you a much wider base. The curbing is installed and sits for about one year. Then, they apply the finish course of pavement.

**Alan** said that it looks like the close drainage systems has to be installed because of the design of the road and existing easements.

The Board discussed the Wildwood subdivision which has closed drainage with granite curbing but it was at the developer's request who wanted to have sidewalks.

**Dennis** said that he did not really look at the site but he was not aware of the current restrictions. He cannot categorically answer if it's really needed at this point. The regulations do not address curbing either and it may be a good thing to discuss this in the future. **Dennis** added that, once again, the main concern is the maintenance by the town in the future. Beside these two items, Dennis does not have other engineering issues.

**Alan** said that it appears that changing to open drainage would mean changing the configuration of the plan and go back to the situation we were at earlier.

- Closed drainage system; it is what it is.
- Curbing; we do not have specifications in the regulations. We could make the request but I don't know the impact such as the cost of using granite and I don't think we can enforce it right now.

Another main reason is because we are dealing with the original plan which was approved in 2004 with all associated road design and easements.

**Alan** said that he would like the Board to add curbing (if used, it should be granite) and drainage (open drainage being preferred) to the "to-do-list".

At this point the Board did not have any other comments or questions.

**Brendan moved to make a finding that drainage and curbing issues identified by the Town Engineer have been resolved. Seconded by Richard. Voted Yes 4-0.**

#### Conceptual Discussion, Proposed Subdivision of lot J-16 (off Wildwood Drive)

Present for this discussion: Randy Haight, Meridian Land Services

**Randy** provided the Board with 2 proposed conceptual 13-lot plans: one conventional and one open space. Both plans show 2 new roads that would be accessed from Wildwood Drive. A lot line adjustment was done a few years ago between lots J-24-24 and J-24-25 to provide a right-of-way to access the then locked lot J-16. **Valérie** asked about a few proposed conservation easements on the conventional plan. **Randy** explained that on the southern part of the proposed subdivision the easement would be to further protect the existing open space lot for the Wildwood subdivision. Another proposed conservation easement in the center of the proposed plan would not have to be prepared, but it would be to protect the existing wetlands. Although there is no standing water, it still is a wetland. He will discuss this with the Conservation Commission when he meets with them. The Conservation Commission would need to be interested in maintaining the area. After **Alan** asked, **Randy** said that the conventional plan proposed a right-of-way to access abutting lot G-52

on the eastern side of the property. The open space concept does not offer the same future access because he could not find the place to do so on much smaller buildable lots. The Board looked at possible future connection to Route 13. Any subdivision of abutting lot G-52 would connect the right-of-way on J-16 to route 13 via a new road system and through an existing right-of-way off Lorden Road, on Wyman Road. It always has been the goal to have connecting arteries when possible.

**Randy** added that the owner is interested in constructing sidewalks as he did on Wildwood Drive. The plans show a circular traffic at the end of the cul-de-sacs but a T-shape could also be considered.

Fire protection would be provided by an existing cistern on Wildwood Drive.

The Board discussed the pros and cons of both conceptual plans:

- With the conventional concept, the lots are more realistic, more reasonable to build on. There is a proposed access to abutting lot G-52 which is the best interest of the town because of the future connection to Route 13.
- With the open space concept, the open space lot is very fragmented and it would not benefit the town. There is no proposed right-of-way to access G-52. Buildable envelopes on the proposed lots are very small, houses would be really close to each other.

**Richard** asked how long would the proposed new roads would be. **Randy** said that he did not have the exact measurements but the longer road would be about 500' or 600'.

**Richard moved to make a finding that the Conventional concept is preferred for the proposed subdivision of lot J-16. Seconded by Brendan. Voted yes 4-0.**

#### Other Items:

**Randy Haight** provided the final 2-lot subdivision plans and Mylar for the property owned by Deborah Walz, lot D-52-7. The plan was approved at the September 17<sup>th</sup>, 2015 meeting and is now ready for recording.

#### **Business Meeting, Continued**

Accessory Dwelling Units – Continued from September 17, 2015 meeting.

The only pending question the Board had was about the requirement for the property owner to occupy one of the two dwelling units. Legal Inquiries at LGC were consulted regarding the property being under a trust instead of a physical person. Staff Attorney said that there was not a clear answer; the most logical result would be that the beneficiary, not the trustee, would be the “property owner”.

**Richard** said that he did not like the fact that the property owner would have to occupy one of the two dwelling units.

After discussion, the Board concluded to leave the proposed wording as reviewed in September as it is and not to mention anything about a trust.

The proposed revised ordinance has been submitted to Town Counsel for review and recommendations, if any.

**Brendon made a motion to move forward with the language as written and schedule a public hearing at the November 19<sup>th</sup>, 2015 meeting. Seconded by Jill. Voted Yes 3-0. Richard abstained.**

**For clarification**, the public hearing for proposed Zoning amendments will take place at the November meeting. If any suggested changes from Town Counsel are submitted, the Board will have the possibility to continue the public hearing at the December 2015 and January 2016 regular meetings. The notice of public hearing that will be published will mention the possible continuation of the hearings, if necessary.

- Other proposed amendments to the Zoning Ordinance will be the addition of Bed & Breakfast as a Use Permitted by Special Permit in the Residential-Agricultural District and the creation of a new Bed & Breakfast section

#### **Update from Committees:**

Economic Development

**Valérie** said that the *Bridal Show* that took place on October 3<sup>rd</sup> went very well. 34 vendors exhibited and we had an estimated 100 – 120 visitors. A short survey was completed by the exhibitors and we received a lot of good comments for our 1<sup>st</sup> event. Many vendors mentioned that they would come back next year. The *2<sup>nd</sup> Chili/Soup/Chowder Cook-Off* is in the works and will take place sometimes in February. The date will be determined soon.

**Richard** said that the *Newsletter* that recently released was very good and very informative. **Valérie** said that the next one will be published in February to announce winter events (Cook-Off, Fishing Derby, etc.) and have information about March Town Meeting (warrant articles, information on how a town meeting is conducted, etc.)

**Richard made a motion to adjourn at 8:20pm. Brendan seconded. Vote yes 4-0.**

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

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

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

**Jill Adams, Alternate** \_\_\_\_\_

The next Regular Planning Board meeting will be November 19, 2015.  
Minutes submitted by Valérie Rearick.