



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

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**PLANNING BOARD MEETING
Minutes
December 17, 2015**

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

Absent: Alan Rosenberg, Co-Chair, Ron Pelletier, Member and Judy Cook, Alternate.

Eric asked Jill to vote for Ron at this meeting. Jill agreed.

Minutes

Brendan moved to approve the minutes of the November 19, 2015 Planning Board Meeting Minutes as written. Richard seconded. Vote yes 4-0.

Capital Improvements Plan

Richard made a motion to accept the CIP 2016-2021 as presented. Brendan seconded. Vote yes 4-0.

Committee Updates

Selectboard

Brendan said the Selectboard had a meeting and they have estimated that they have \$130,000 in unspent cash for 2015. They are currently looking into getting a few projects finished this year and then these expenses can be removed from the 2016 budget. Small projects that need to be done for example fix the library roof, empty all the septic tanks, refinish the town hall floors, etc.

Conservation Commission

Brendan said the Conservation Commission is still working on the project behind the Sunoco Station on Route 13. They are working with the national Park Service to make this an ADA compliant trail system.

Nashua Regional Planning Commission

Jill said this was her first meeting that she had attended. There was a lot of discussion about Hollis and their new energy use infrastructure. They would also like to develop bike lanes and

pedestrian cross walks. The last meeting they had discussed the Pipeline. They meet quarterly and the meetings last about 3 hours.

Public Hearing Subdivision Regulations Proposed Amendments – Bed and Breakfast Ordinance continued from the November 19th 2015 meeting.

Eric opened the public hearing:

Valérie said she incorporated the changes that were recommended by Town Counsel and there were also comments from some residents. Due to the amount of changes to the proposed ordinance, the Board can discuss tonight and continue the public hearing and agree to present the ordinance at the March Town Meeting at the next meeting. The Board reviewed the changes and there were no additional modifications.

Brendan made a motion to continue this public hearing at the January 21st 2016 Planning Board meeting. Jill seconded. Vote yes 4-0.

Suggested 2016 projects.

Eric said that the ADU Committee would like to redo the ADU Ordinance again in the spring and make it easier to read and understand. **Jill** suggested that they look into the word structure when referring to a septic system. **Brendan** said at one point they had discussed an apartment Ordinance and they should continue looking into that. **Valérie** said they should also look into Mixed Use Zoning again. **Brendan** suggest they also look at the growth ordinance again.

Richard made a motion to adjourn at 7:45 pm. Brendan seconded. Vote yes 4-0.

Eric Bernstein, Co-Chair _____

Richard Randlett, Member _____

Brendan Denehy, Selectboard Representative _____

Jill Adams, Alternate _____

**The next Regular Planning Board meeting will be January 21, 2016.
Minutes submitted by Kristen Austin.**