



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

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**PLANNING BOARD MEETING  
Minutes  
June 16, 2016**

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

**Absent:** Richard Randlett, Member

Eric asked Jill to vote for Richard tonight. Jill agreed.

**Minutes**

Ron moved to approve the minutes of the May 19, 2016 Planning Board Meeting Minutes as amended. Alan seconded. Vote yes 3-0.

**Trail/Sidewalk future projects – Tad Putney, input from Planning Board**

Tad said in 2009 the Selectboard, the Planning Board, and the Conservation Commission came up with a sidewalk and trail connectivity plan. The Selectboard has recently chartered a committee of 7 members to update this plan due in October of 2016. The Selectboard was just informed that another grant round is available and a letter of intent is due the first week of July 2016. At the first meeting the new Committee has compiled the list of sidewalk projects and put them in order of what they believe is priority for the Town. Tad said he is looking for the Planning Board's input so they can finalize the letter of intent and have the Selectboard sign off on it during Monday night's meeting. Tad ran through the list:

1. Mason Road sidewalk to Dupaw Gould Road. Cost \$504,000 plus bridge
2. South Main Street (From Route 130 to Railroad bed). Cost \$275,000 before bridge.
3. Sidewalk on Quimby Road from Route 13 to connect with rail trail north of Tevya gate.
4. Connect between Sunoco and Covered Bridge (maximize trail/minimize sidewalk)
5. Connect between trail at Bohanon Bridge and Potanipo Rail trail off Oak Hill Road(maximize trail/minimize sidewalk)
6. Extend sidewalk along Route 130 from Bohanon Bridge Road to Kegy Road.

Tad said he is waiting on pricing for pedestrian bridges for the first two options. He should have

pricing by Monday before the meeting. He said he also met with the Conservation Commission on Tuesday for their opinion of which project they thought was more of a priority. The long term goal is to be able to walk from the Milford Oval to the north and south to Pepperell or Hollis. **Jill** said the first option seemed to have the highest public input. **Alan** said making easier access to the lake is a priority and the most dangerous spot is the bridge. **Eric** agreed people seem to really want easier and safer access to the lake. **Alan** said with the second option the most attractive part would be that it connects more things that already exist. The other concern tax payers may have is the fact that the town still needs to come up with 20% of the total project cost. **Eric** said Mason Road does get a lot of use. **Ron** said he believes the Bridge by the Lake would take priority. The Board agreed that, depending on the cost of the pedestrian bridge in this area, number one would be the highest priority and if they needed to only have the sidewalk go to Cleveland Hill Road. **Jay Kramarczyk** (Brookline Resident) said Mason Road is unsafe to walk where this bridge is. Even if you could only cover the cost of updating the bridge that would be a priority.

**2016-1: G-51, J-24-31, Bennett Chandler. 50' feet buffer relocation**

In attendance for this application, Bennett Chandler (applicant), Phil Chandler, and Randy Haight with Meridian Land Services.

**Randy** said lot J-24-31 was the northerly limit on the east side of the Wildwood Drive subdivision. This 50 foot subdivision buffer inhibits the best place to build a home on this lot due to the view. The owner has gone to the Zoning Board and they decided that a variance was not needed and the 50 foot buffer didn't have to be on this. This buffer could be moved to the abutting lot G-51 and G-51-4. This is what they are here to present tonight. **Randy** said he has given Valerie a declaration of buffer easement. **Eric** said the three lots all have different legal names. The Zoning Board made their finding on based on the common ownership. There are three different legal names. **Randy** said the current owner is the one that has to agree with the easement on their property and he has agreed. **Alan** said different legal names but all are agreeing parties. **Phil** said they are all the same owner. **Randy** said we are not asking to waive this buffer we are simply moving it. The Zoning Board requested that they go to the Planning Board with a new plan. **Brendan** asked if lot G-51-4 had a house on it and if not will the 50 foot non disturbance easement allow room for the house well and septic so they will not need to come back to the Zoning Board because they need to remove it. **Randy** said there is plenty of room to build the house on that lot with the 50 foot buffer on this lot.

**Alan made a motion to accept case number 2016-1: G-51, J-24-31, Bennett Chandler. 50' feet buffer relocation. Brendan seconded. Vote yes 5-0.**

**Alan** read the conditions of approval from the staff report:

1. All fees associated with the case review (Town Engineer, Town Planner, Town Counsel) shall be paid prior to the recording of the final plan.
2. NH DES subdivision approval number shall be added to the final plan.
3. A new/revised buffer easement deed shall be recorded prior to the issuance of a Certificate of Occupancy for both lots J-24-31 and G-51-4.
4. A letter from the Surveyor shall be received stating that all bounds are in place and 50 feet buffer identified/flagged before a Certificate of Occupancy is issued for both lots J-24-31 and G-51-4.
5. The applicant shall submit 8 paper copies of the final plan and a permanent, reproducible Mylar.

6. Any additional conditions as deemed necessary by the Board.
7. All conditions of approval shall be printed on the final plan prior to its recording.

**Alan** said they will need to record a revised easement buffer deed. **Randy** agreed.

**Alan made a motion to approve case number 2016-1: G-51, J-24-31, Bennett Chandler. 50' feet buffer relocation with the conditions previously read and listed on the staff report. Ron seconded. Vote yes 5-0.**

**2016-2: F-36, Visnaskas, Kevin, 2 lot subdivision**

In attendance for this hearing is Kevin Visnaskas (applicant) Randy Haight, Meridian Land Services Inc. and Andrew and Mary MacFarlane (abutters).

**Randy** said this lot consists of 4.36 acres. It was at one time two lots way back before the tax maps. There is frontage on both Milford Street and Springvale Avenue. The new lot will have access off Springvale Avenue. This will be split into two lots. The existing house has its own well and septic that was replaced about a year ago and the apartment has its own septic. They have dug a couple of test pits and they have state subdivision approval. **Kevin** said he has no plans to sell at this time.

**Alan made a motion to accept plan 2016-2: F-36, Kevin Visnaskas 2 lot subdivision. Ron seconded. Vote yes 5-0.**

**Mary** asked if this lot is over 2 acres. **Randy** said a building lot in town is 80,000 square feet which is about 1.8 acres and this lot will meet the requirements. This is in the residential/agricultural zone. **Mary** asked if each lot will have its own well and septic. **Randy** said yes that is correct. **Mary** said this section of Milford Street, Austin Road, and Springvale Avenue is very congested and dangerous, cars fly through this area. **Randy** said that is why the new lot will be accessed through Springvale Ave. The offsite improvements will be \$1,500 that will go toward the improvement of the Springvale Ave area. **Kevin** agreed.

**Alan** read the conditions of approval listed on the staff report.

- All fees associated with the case review and meeting attendance shall be paid prior to the recording of the final plan.
- A letter from the Surveyor shall be received stating that all bounds are in place before a Certificate of Occupancy is issued for the new lot.
- The applicant shall submit 8 paper copies of the final plan and a permanent, reproducible Mylar.
- Off-Site Improvement Agreement to be recorded and the amount of \$1,500 to be paid prior to the issuance of a building permit or transfer of the lot, whichever comes first.

**Ron made a motion to approve case 2016-2: F-36, Kevin Visnaskas 2 lot subdivision with the conditions listed on the Staff report. Brendan seconded. Vote yes 5-0.**

**Amendments to NRSP Regulations**

**Alan** said this request is from the fire inspector to update the NRSP regulations to include the wording:

“Pursuant to RSA 154:2 and NFPA [1] 1.7.6, all existing and new businesses, including residential businesses (AKA Home Businesses), shall have an annual fire and Life Safety Inspection conducted by the Brookline Fire Department.”

**Ron** said he believes this is a good idea to add this. **Alan** said the letter from the Lieutenant

states if a business owner refuses to allow them to do the inspections they currently need to obtain and Administrative Inspection Warrant. If the Board makes it part of the NRSP Regulations it will not need to go that far. The Board agreed and will hold a public hearing in July to add the wording to NRSP Regulations Section 4.5 Fire Protection.

### **Committee Updates**

#### **Capital Improvements Committee**

**Alan** letters went out this week. August 17<sup>th</sup> they will review the submissions.

#### **Conservation Commission**

**Brendan** said the new connector trail has been finished. This trail will connect the Hobart Fessenden Trail to the Tupelo Trail (Beaver Brook). The name of the new trail is the Holl-Brook Trail.

#### **Economic Development Committee**

**Ron** said the newsletter just went out. The Bridal show will be in October.

#### **NRPC**

**Jill** said Tom Rogers from Brookline is also a member.

#### **ADU Subcommittee**

**Eric** said the subcommittee will meet on June 23<sup>rd</sup>.

**Jill made a motion to adjourn at 8:20 pm. Ron seconded. Vote yes 5-0.**

**Eric Bernstein, Co-Chair** \_\_\_\_\_

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

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

**Ron Pelletier, Member,** \_\_\_\_\_

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

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