



TOWN OF
BROOKLINE, NEW HAMPSHIRE

PLANNING BOARD

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PLANNING BOARD MEETING

Minutes

July 18, 2013

Present: Alan Rosenberg, Co-Chair, (voting)
Richard Randlett, Member, (voting)
Ron Pelletier, Member (voting)
Judy Cook, Alternate (voting for Dana)
Brendan Denehy, Selectmen's Representative (voting)
Valérie (Maurer) Rearick, Town Planner

Absent: Dana MacAllister, Co-Chair & Kevin Gorgoglione, Alternate

7:05 PM- Meeting start

Not enough members present at the June 20, 2013 meeting to approve the minutes.

Road Bond Hobart Hill Road – Louis Drive

Alan said there is a letter from the Town Engineer Dennis LaBombard in the mail regarding the road bond for Hobart Hill Road and Louis Drive. **Brendan** read through the letter from Dennis it states "it doesn't look like any work has been done since his last inspection. He also states the only work to be finished is the finish course of pavement, guardrail ends, some headwalls, and a few property bounds. The base pavement is getting old enough to break apart and will require some patching prior to adding the finish course of pavement. Based upon this Dennis has added tonnage to the required finished course to account for the added cost. The recommendation is that the Road bond be increased to \$113,650.00 this is an increase of \$10,000.

Richard made a motion to recommend to the Selectboard that the Road Bond for Hobart Hill Road and Louis Drive be set at \$113,650.00; this is an increase of \$10, 000. Judy seconded. Vote yes 5-0.

NRSP#2013B:H-104, Gerald Farwell, Brookline Barrell Mill, 65 Route 13

In attendance for this application Jerry Farwell (applicant and Brookline Road Agent) and Keith Thompson (abutter-South Main Street).

Valérie said Jerry submitted an application for site plan review. The property was bought in 2011 by Jerry Farwell. Clarence Farwell (Jerry Farwell's Father) came to the planning board and asked if the board would allow a quonset hut to be built on the property to store sand for the Town Roads on this lot. There is a permit for this building. At the time Clarence said when they had more information as to what they will be doing with this property he will bring in more information to the Planning Board. This lot is entirely in the aquifer protection zone not only are there town regulations but state regulations also. The aquifer protection area has

always been a big issue for this lot. **Valérie** said one concern was the salt and sand storage in the Quonset hut on this lot. The Building Inspector had gone out to the property and said it was paved and the material is stored on that. **Valérie** said that seems to be ok. Other concerns are the construction vehicles potentially leaking fluids on the property, the site plan is missing the newly installed well on the abutters property, wetlands and the wetland buffer areas, topo information, and building setback line is missing. **Valérie** said the morning of July 17, 2013 the Fire Department, Emergency Management, and Building Inspector went to the property to review the site. The Fire Department issues were mostly missing fire extinguishers need to be added to the barn and office and some fire alarms need to be installed. The Building Inspector didn't have any issues and Emergency Management didn't either. They were not allowed in the wood working shop area due to the fact that the tenant was not present at the time of the meeting. The Conservation Commission did have a few concerns:

- The site plan was missing topo information, no aquifer protection area marked, drainage, wetlands, etc.
- How will leaks and or spills from vehicles are handled,
- Is the quonset hut sufficient for salt storage, will water run off be an issue, loading salt/sand into trucks.
- Screening and crushing materials – how is the silt and/or sediment being handled.

Jerry said the future plan is to store the salt used for town roads at the transfer station. He has MSDS (Material Safety Data Sheets) on the Calcium Chloride they use for the roads. He has fuel delivered in 110 gallon tanks and most refueling is done off trucks on job sites. He purchases oil in 5 gallon buckets instead of 55 gallon drums. It is easier to move around. As far as spilling we try not to spill it is just too expensive.

Judy asked if they had anything at the location that will soak up a spill if it does happen. **Jerry** said they use cat litter. **Jerry** said the office is being rented out to Conway Engineering. He is also using some of the office building as storage for someone who moved into a smaller house. He can still rent out another office but hasn't found the right fit yet. **Judy** said you want more than one tenant. **Jerry** said yes if possible. **Jerry** said this is not open to the public so it doesn't need a certain amount of parking spaces but there is more than enough room for parking. There are ADA compliant bathrooms in the office. There is some landscape equipment stored in the barn. The gate to South Main Street is open during the day and closed at night. At the time of the last site plan the Fire Department had requested this gate be shut at all times. **Jerry** said he asked if he could keep it open and the Fire Department said they had no issues with that. He has asked the state if it is ok for his truck to pull out onto South Main Street in a 30 mph zone rather than Route 13 at 50 mph and in the middle of a passing zone. The State has no issues with this. It is much safer to exit this property onto South Main Street. **Judy** asked if the State would look into removing the passing zone in that area and dropping the speed limit. **Jerry** said he didn't know if they would be willing to do that.

Jerry said the wetland area is out front it is a low spot. The only silt in that area is from plowing last winter.

Jerry said the hours of operation are 7:00 am in the summer and about 7:30 am in the winter until 5:00pm.

Keith said although in the winter the plowing operation could be at 3:00 am. **Jerry** said he will open the lot in case of emergency at anytime but it is usually town related.

Keith said he does have a pretty good buffer between his home and this lot. **Jerry** said they do cut cord wood over by Keith's lot. The crusher is located on the opposite side of the lot. He will be scaling back on the crushing operation the lot is not big enough to do what he would like. He will be adding bins to store the material.

Jerry said as far as a site walk any one want to walk the property all they have to do is call him. He is more than willing to walk the property with any of the Boards.

Alan asked Jerry if he could keep a log of what is being stored at the lot and what the procedure will be in case of a spill. This may help with the concerns of the Conservation Commission. **Jerry** said they do have documentation. **Alan** asked if Keith had any concerns or comments as an abutter. **Keith** said all of the questions he had have been answered tonight. **Judy** asked if this plan was ready to be accepted tonight.

Valérie said the fees have been dropped of today and Jerry has answered all the questions; it is up to the Board.

Judy moved to accept application NRSP #2013-B: H-104, Gerald Farwell, Brookline Barrel Mill, 65 Route 13. Richard seconded. Vote yes 5-0.

Judy asked the Board if they wanted to schedule a site walk. That is the only thing they may want to do. **Ron** said they have walked that property before he is ok without a site walk. Alan agreed he didn't feel a site walk was necessary. The Board agreed not to schedule a site walk. **Jerry** said anytime anyone wants a site walk just let him know. **Alan** said this will have to go back to the Conservation Commission once Jerry drops off an updated plan. **Jerry** said he will get the plan to the office so the Conservation Commission can review at the next meeting. **Ron made a motion to continue case NRSP #2013-B: H-104, Gerald Farwell, Brookline Barrel Mill, 65 Route 13 to the September 19th, 2013 Planning Board meeting. Vote yes 5-0.** **Alan** said that will give the Commission enough time to get back to the Planning Board with any further comments and recommendations.

NRSP # 2013-A:H-35, Len & Lisa Simone, "Mad Hatter Bar & Grill " Lot H-35,- 99 Route 13-Continued from May 16, 2013

Alan said without receiving any new information from the applicant the Board will not be able to discuss this application tonight.

Planning Board By-Laws

A motion was made at the May Planning Board meeting to accept with an amendment. The Board signed the by-laws.

Economic Development Committee

Valérie said that the EDC will have a booth at Old Home Day on August 24th from 11:00 am to 3:00 pm to provide information on what the Committee is working on to the public. The 24th will be the day for all local businesses to have a space / booth to promote their activity and sell their products.

Valérie also showed the Planning Board the welcome packets that she put together with the EDC. **Valérie** said EDC members have been hand delivering them to all new residents and there has been a lot of positive feedback.

Brookline Animal Hospital – Number of Employees Question

Valérie said she had received an email from Margaret Monachelli (Brookline Animal Hospital) 49 South Main Street. She would like to know if the ZBA approved 7 employees and she would like to hire more how she would go about doing that. **Valérie** said she looked into the number of employees the ZBA allowed. The case file states the ZBA allowed her to have up to 9 employees. **Valérie** said she thinks that will answer Margaret's question about being able to hire more than 7 employees. The issue could be that the zoning ordinance doesn't define what qualifies as an employee one full time person, two part time employees, etc. **Alan** said does it mean not more than a certain amount of employees at a time or if you have seven employees and they work one day each. **Valérie** said the Planning Board will need to add it to the list of things to review this year when it reviews the Zoning ordinances.

Capitol Improvement Committee

Alan said he will start getting the letters out to everyone next week. The forms that they have now are a little easier to use you can fill out the form and email it back. This makes it a lot easier for everyone involved.

Richard made a motion to adjourn at 8:10 pm. Judy Seconded. Vote yes 5-0.

Alan Rosenberg, Co-Chair _____

Richard Randlett, Member _____

Ron Pelletier, Member _____

Judy Cook, Alternate (voting for Dana) _____

Brendan Denehy, Selectmen's Representative _____

**The next Regular Planning Board meeting will be August 15, 2013.
Minutes submitted by Kristen Austin.**