



**TOWN OF
BROOKLINE, NEW HAMPSHIRE
SELECTBOARD**

**P.O. BOX 360 – 1 Main Street
BROOKLINE, NH 03033-0360**

Telephone (603) 673-8855, ext. 213

Fax (603) 673-8136

Selectboard@brookline.nh.us

<http://www.brookline.nh.us>

***Planning Board Meeting
Minutes
Thursday September 19, 2019***

Present: Eric Berstein, Co-Chair (voting)
Alan Rosenberg, Co-Chair (voting)
Chris Duncan, Member (voting)
Peter Keenan, Alternate (voting)
Steve Russo, Selectboard Representative, (voting)
Valerie Rearick, Town Planner (on speaker phone)

Absent: Ron Pelletier, Member and Jill Adams, Alternate

Also Present: Drew Kellner, Tad Putney, Dennis Labombard, Ann Somers,
George Razzaboni and Jerry Farwell.

7:00pm Alan opened the meeting.

Review Mail

The Board reviewed the mail folder.

Review Minutes August 15 2019

After reviewing the minutes, the Board requested two corrections. *Chris moved, seconded by Eric, to accept the minutes from the Thursday, August 15th 2019 meeting as amended; Voted Yes 5-0.*

Sign Off-Site Improvement Agreement for Approved Subdivision, Lot G-39

After reviewing the Lot Report, *Eric moved, seconded by Chris, to authorize Alan to sign the Off-Site Improvement Agreement with Glendale Homes for Lot G-39; Voted Yes 5-0.*

Discuss Retaining Wall for Marjorie & Eastman Drives - Site Walk Report

Dennis said he looked at the site this morning. He said the grass is growing and the granite curbing is in for the detention basin at the end of Eastman Drive. **Dennis** said he revised the bond estimate and there are no reductions for the wall as of today. **Alan** said the Town originally asked for a stamped engineered design for the wall, but it was built before submitting it. **Chris** asked what the process is for deviating from a plan. **Dennis** said they would have to come back to the Town with the changes. **Chris** asked **Jerry** why he did not come back to the Planning Board. **Jerry** said he didn't think about it. Things were moving along. **Eric** said we need an engineer to sign off on the existing wall. **Alan** said it might be prudent to have the entire wall looked at, **Dennis**

Planning Board Meeting
Minutes
Thursday September 19, 2019
Page 2

said the engineer would anyway. **Eric** said we want on record what should be done, so we can look at alternatives. **Eric** said going forward **Jerry** must come to the Board with problems or changes in advance. **Chris** said he's not opposed to the wall. It is the process that was not followed that concerns him.

Eric moved, seconded by Peter (Voting for Ron), for the Planning Board to make a finding that the as built wall on Marjorie Drive is acceptable with the following conditions:

- 1. An as built drawing and engineered plan be submitted with an engineered stamp of approval.***
- 2. There is no change to the construction bond for the retaining wall and pedestrian railing.***
- 3. No Certificate of Occupancy will be issued until an approved engineered plan for the retaining wall is received and approved no earlier than 60 days prior to the Planning Board recommending road acceptance to the Selectboard.***
- 4. Measurements of the retaining wall shall be taken and compared to original measurements with a letter from a geotechnical engineer stating it is within acceptable limits; Voted Yes 5-0.***

Dennis said the revised construction bond amount for Eastman Drive is just under \$57,000 and Marjorie Drive is \$191,240 because of the retaining wall, for a total of \$248,000. **Eric moved, seconded by Chris, to authorize Valerie to sign the letter to accept the construction bond reduction from \$316,926 to \$248,000 for Marjorie and Eastman Drives; Voted Yes 5-0.**

Discussion Regarding Driveway Regulations (Update from the Committee)

Chris said the Driveway Committee has not met in a while and there are no formal recommendations at this time. **Val** said Romeo recommended eliminating section 7.2(g) of the regulations and capping at a 10% slope. **Alan** said we are now approaching build out in this Town and will be dealing with slopes and ledge. **Alan** pointed out that, as written, it makes no sense. **Jerry** said he recommends a 10% cap. **Chris** said we need to clean up the language of the regulations.

Review list of Potential Amendments to Regulations and Zoning Ordinance, Cont. from August. The Board continued the discussion on proposed amendments to the Town Regulations and Zoning Ordinance from the August 15th meeting. No final decisions for changes were made. **Alan** did clarify that the idea for underground utilities for subdivisions came after the second big ice storm and was driven by functionality not aesthetics. **Val** said it is cheaper to do underground utilities even for one house as apposed to a pole which costs \$10,000. **Val** said she will ask Romeo for hard numbers on the pricing.

Planning Board Meeting
Minutes
Thursday September 19, 2019
Page 3

Zoning Ordinance

1506.0,1 Open Space Developments. The Board proposed to add the following language: **“A pre-conveyance open space conservation easement deed shall be recorded and shall have an easement sunset upon conveyance to the Town or homeowners association”.**

1800.00, Driveway Ordinance. (.4), third line: The Board proposed to change “Road Agent” to **“DPW Director”**.

Alan said the Board will make a motion at the October meeting, to hold a Public Hearing on the Zoning Ordinance in November.

Other Business

Tad said since the Russell Hill Road four lot subdivision approval at the August 15th Planning Board meeting, several residents have reported that their wells are running out of water.

Eric moved, seconded by Chris, to adjourn the meeting; Voted Yes 5-0.

10:02 pm Meeting adjourned.

Minutes submitted by Sharon Sturtevant.

Eric Bernstein, Co-Chair _____

Alan Rosenburg, Co-Chair _____

Chris Duncan, Member _____

Peter Keenan, Alt. Member _____

Steve Russo, Selectboard Rep _____

Next Planning Board Meeting Thursday October 17, 2019.