



**TOWN OF  
BROOKLINE, NEW HAMPSHIRE**

**PLANNING BOARD**

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**PLANNING BOARD MEETING**

**Minutes  
June 20, 2019**

**Present: Eric Bernstein, (voting)  
Chris Duncan, Member (voting)  
Peter Keenan, Alternate, (Voting for Ron)  
Valerie Ogden, Selectboard Representative (voting)**

**Absent: Alan Rosenberg, Co-Chair, Eric Bernstein, Co-Chair, Ron Pelletier,  
Member, Jill Adams, Alternate and Valérie Rearick, Town Planner**

Eric asked Peter to vote for Ron. Peter agreed.

**Minutes**

Eric said the minutes from February will need to wait until the next meeting.

Chris made a motion to approve the minutes of May 16<sup>th</sup> 2019 as written. Peter seconded. Vote yes 3-0.

**Case# 2016-3: J-16- to review and approve of the grade changes due to ledge and ground water**

In attendance for this discussion was Dennis LaBombard (Town Engineer) LaBombard Engineering.

Dennis said Eastman Drive and Marjorie Way was a subdivision that approved about 2 years ago. They have had a tough time getting it started as it is all ledge. Jerry Farwell asked if he would mind changing the grades to be above the water table. Dennis believes this new plan is a good design and he recommends that the Planning Board approve this grade change. Dennis said the drainage will essentially be the same. There will need to be and as built plan done after this is finished. Dennis said as they are out there grading they are looking at changing the grade by the retaining wall. If they can shorten the retaining wall which reduces the height and add a guard rail it would be less work for the town in the long run. Chris said they are adding about two feet to the level of this subdivision. Dennis said that is correct.

Chris made a motion to approve grade changes as depicted in the letter submitted by LaBombard Engineering for case 2016-3: J-16. Peter seconded. Vote yes 4-0.

**Case# 2019-3: J-18-Dunton Family Real Estate: 2-lot Subdivision**

In attendance for this discussion was Randy Haight with Meridian Land Services, Gary Jacobson, Abutter and Trustee of this land, and Sarah Dunton, Abutter.

**Randy** said this is a 2 lot subdivision proposed off Averill Road. Presently it is at total of about 17.5 acres and this subdivision would create a 13-acre lot and a 4.7 acre lot. They have received State Subdivision approval. One issue was that the right of way is very narrow. Throughout time the Dunton family has been diligent about keeping the stone walls and the trees as is in this area. The DPW Director has requested that that they widen the right of way so they could widen the road. The Dunton family does not agree with this. They have agreed to the offsite improvements. The applicant and the other trustees of this land are just not interested in that and also widening the road creates faster traffic. **Chris** asked if this was going to be paved. **Randy** said the DPW Director spoke to that in his original letter and said if they could widen the road he would have paved it. **Eric** asked if Mike (DPW Director) had a chance to review this email in regards to the Dunton's not wanting to widen the right of way in this area. **Randy** said he has not received anything back from him yet. **Eric** said fees have been paid and abutters notified. **Chris made a motion to accept Case# 2019-3: J-18-Dunton Family Real Estate: 2-lot Subdivision. Peter seconded. Vote yes 4-0.**

**Randy** said Valerie (Town Planner) had asked that they move the stump dump out of the 50 foot setback and they have made that correction on the plan. **Eric** said the Fire Departments requirement of the 2,500 feet from a fire pond or this house will need to be sprinkled. **Randy** said they would be hard pressed not be with in the 2,500 feet. **Peter** asked how narrow the road is in that area. **Randy** said it varies all down the road narrowest area of the right of way is 25 feet and the larger area is 30 feet. The road itself is 18 feet wide. It is also nearly level, straight and flat. **Eric** asked if they know any history of any accidents on this stretch of road. **Gary Jacobson** (Abutter and a trustee of this land) said the stonewalls are property borders they actually have the surveyors marks on the wall itself. There have been two accidents that he knows of in that area over the past 15 years that he knows of. He would like to see it become a class 6 road. He said there is a right of way for a water way and he would like to see that maintained. He asked if the stump dump was moved onto the original trust land. **Randy** said no it needs to be on the newly created lot. **Sarah Dunton** (Abutter) she live across the street from this subdivision. This part of the road was just a right of way to get to a few house and now its 2 means of egress for Wallace Brook Road, West Hill Road and Russell Hill Road. She understands they may need to maintain this part of the road for emergency vehicles but does not want to see it widened and or paved. This used to be a great place to walk and now there are construction vehicles and a lot more traffic on this road. She doesn't believe it needs to be widened and or paved they should not be knocking stonewalls down to widen this area. **Eric** said he understands their concerns but the DPW Director is responsible for maintaining all Brookline Roads. **Chris** said he is not comfortable making a final decision on this case tonight without feedback from the DPW Director. The Board agree. **Chris made a motion to continue Case# 2019-3: J-18-Dunton Family Real Estate: 2-lot Subdivision until the DPW has an opportunity to respond. Peter seconds. Vote yes 4-0.**

**Case# 2019-4: D-5I -Timothy Austin: 2-lot Subdivision**

In attendance for this discussion was Randy Haight with Meridian Land Services, Tim Austin, Applicant, James Rezzardy, Abutter, and Mark Jennings, Abutter.

**Randy** said this is two lot subdivision of lot D-51. The new lot will come off of Captain Seaver Road. They have created a triangular piece the will allow more frontage and will be deeded to the town as stated in note 2 on the plan. There is a 60 foot PSNH easement that has been defunct on this property. Most of the easements have been released in this area so he doesn't see why they would be amenable to releasing this part also. We have done test pits and the house can be put on the eastern side of this easement so they will be pursuing PSNH to release this easement. The proposed plan does not need state subdivision approval. **Eric** said fees have been paid and abutters have been notified. **Chris made a motion to accept Case# 2019-4: D-5I -Timothy Austin: 2-lot Subdivision. Peter seconded. Vote yes 4-0.** **Eric** said the Fire Departments comment was "Once the dwelling locations have been determined, the distance from the dwelling to the fire pond on West Hill Road needs to be measured. If the distance is 2,500 feet or less, the fire pond will provide the necessary water supply, and no home sprinkler system is necessary. If the distance is more than 2,500 feet, a home sprinkler system will need to be installed." They will need to add a note to the plan if the not that state 2,500 feet or less to the nearest fire pond or it will need to be sprinkled. **Eric** said the DPW Director stated "It would be advisable that through this change we acquire at least an easement to have uniform maintenance access all the way around the cul-de-sac where at the moment private property ownership appears to be very close to the pavement structure of the road." **Randy** said he is correct the easement is close to where the pavement is and they still need to install the power. **Jim Rezzardy** (Abutter) said there is a path where they will be putting the driveway. He said he would like to reroute the path instead of losing it because this path is heavily use by the neighborhood. He has offered to let them put the trail on his property. **Eric** said that is between the neighborhoods the Planning Board wouldn't have a say in this. **Tim** (applicant) said they want to keep the path. **Eric** read the conditions of approval:

- All fees associated with the case review and meeting attendance shall be paid prior to the recording of the final plan.
- Prior to the issuance of a building permit for the created lot, the distance from the propose dwelling location and the fire pond on Wadsworth Drive shall be measure by the Fire Department / Building Inspector to ensure that the distance does not exceed the 2,500 feet maximum, or a home sprinkler system will need to be installed.
- A letter from the Surveyor shall be received stating that all bounds are in place prior to the recording of the final plan.
- The applicant shall submit 8 paper copies of the final plan and a permanent, reproducible Mylar.
- All conditions of approval shall be noted on the final plan.

**Chris made a motion to approve Case# 2019-4: D-5I -Timothy Austin: 2-lot Subdivision with the condition of approval just read. Peter seconded. Vote yes 4-0.**

**NRSP # 2019-A: H-102, H-103-Town of Brookline/Country Store Realty:****Easement/Parking Area**

In attendance for this discussion was Randy Haight with Meridian Land Services, Drew Kellner Representative from the Conservation Commission.

**Randy** said currently there is a parking area just north of Sunoco Station located at 75 Route 13. This is for accessing the Nissitissit River Parkway which is the handicapped accessible trail. This plan is proposing a 6 car parking lot in this easement that was signed by the owner of Lot H-103 (Sunoco Station). **Randy** said they will be moving the gate. **Eric** said fees have been paid and abutters have been notified. **Chris made a motion to accept NRSP # 2019-A: H-102, H-103-Town of Brookline/Country Store Realty: Easement/Parking Area. Peter seconded. Vote yes 4-0.**

**Valerie Ogden** suggested that they have a marked handicapped space available at this parking lot.

**Chris made a motion to approved NRSP # 2019-A: H-102, H-103-Town of Brookline/Country Store Realty: Easement/Parking Area with the following conditions**

- **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 prior to the recording of the final plan.**
- **The applicant shall submit 8 paper copies of the final plan and a permanent, reproducible Mylar.**
- **All conditions of approval shall be noted on the final plan.**
- **The addition of handicapped sign.**

**Peter seconded. Vote yes 4-0.**

**NRSP # 2019-B: A-6- Nicholas Burbee: Update/Addition to an approve site plan (new hours, additional storage sheds, new building and office building)**

In attendance for this discussion was Nick Burbee (Applicant and Owner of Burbee Firewood) **Nick** said he is looking to add another Quonset hut facility to store his dry firewood. At some point in the future he would also like to add another kiln but not for a couple of years. He has one firewood storage facility but now needs to install another one to accommodate the volume of firewood he is processing. He would also like to add Sunday hours. **Eric** said the hours were Monday thru Saturday and you would like to now run 7 days a week from 7:00am to 5:00pm. **Nick** said correct were are far enough away from people that no one hear us. **Eric** said fees have been paid and abutters notified. **Chris made a motion to accept NRSP # 2019-B: A-6- Nicholas Burbee: Update/Addition to an approve site plan (new hours, additional storage sheds, new building and office building). Peter seconded. Vote yes 4-0.**

**Valerie Ogden** asked how big the kilns were. **Nick** said they are about 8 x 40. He would need to add one when he can. He needs the storage area first. This new one will have a metal roof. **Chris** asked if the public goes out to his facility. **Nick** said no he delivers all of his product and it is not open to the public. **Eric** said the Fire Department has no comments on this application. **Nick** said The Fire Department has a key to the gates for this facility. They have been there to review the property. **Eric** read the conditions of approval:

- All fees associated with the case review and meeting attendance shall be paid prior to the recording of the final plan.
- All necessary permits (building, electrical, etc.) shall be obtained .prior to any construction/ installation of additional buildings / sheds.
- If the applicant intends to have a sign on the property, a sign permit shall be applied for with the Building Inspector.
- For any future building, the applicant shall consult with the Fire Department to discuss fire protection and a report from the Fire Department shall be submitted to the Planning Board.
- The Planning Board shall review any changes / modifications to the site plan as approved during the (June 20<sup>th</sup>) public hearing.

**Chris made a motion to approve with the conditions stated. Peter seconds. Voter yes 4-0.**

### **Review The Alamo restaurant request for approval of a proposed enclosed outside seating area**

In attendance for this discussion Pam and Al Mariano.

**Pam** said they have a lot of customers come in and state they would like to be able to sit outside. She asked if they could add a picnic table outside for the customers who would like to sit out there. She just wanted to know what they would need if they choose to make an outside patio seating area with about 8 to 10 tables. We think this would only be during the day because the bugs at night would be awful. They will have had an electrician took into outdoor lighting for this area. This will happen once we pave the parking lot. They would need to speak with the liquor commission also and let them know if they are going to have outdoor seating. They had also proposed portable toilets in the area for outdoor seating and the Building Inspector said he had checked with the State and they are not allowed to have them. **Pam** said she has called the state and left a message because she wanted to know if that is correct you go to plenty of outdoor establishments and they have portable facilities. **Al** said they would be more like the trailers with running water to wash hands and have stalls. **Eric** said the state would be the final word on the septic and the total number of seating, but do you think this would increase the number of customers. **Pam** said if they can't increase seating, they would just not seat people in the building. **Chris** said he was concerned about removing the parking spaces to add a patio area. There is a state requirement on parking spaces for a business.

**Pam** said they will write up a lighting plan and we will wait for Valerie (town Planner) to answer the parking space question.

### **Andy Ozgur- Organic store to open at 12 Main Street**

**Andy** said he is on the agenda for next month to open the Village Store again at 12 Main Street. He would like to open an all organic store. No change will take place to the building. He wanted to make sure they had no issues with this plan before they hold an official meeting next month. The Board said look forward to hearing the case at the next meeting. Without an application they cannot comment.

**Sub Committee Updates**

**Driveway Committee**

Chris and Valerie Ogden are both on the Committee and they will be meeting with the safety departments at the next meeting and they have invited the Building Inspector and Randy Haight with Meridian Land Services.

**Economic Development Committee**

Eric said the Selectboard reviewed the new signs. There are going to be two signs for a total of \$5,000. These are the welcome to the Brookline Commercial district signs.

**Valerie made a motion to adjourn at 9:25 pm. Chris seconded. Vote yes 4-0.**

**Eric Bernstein, Member,** \_\_\_\_\_

**Chris Duncan, Member,** \_\_\_\_\_

**Peter Keenan, Alternate** \_\_\_\_\_

**Valerie Ogden, Selectboard Representative,** \_\_\_\_\_

**The next Regular Planning Board meeting will be July 18, 2019.  
Minutes submitted by Kristen Austin.**