



TOWN OF
BROOKLINE, NEW HAMPSHIRE

PLANNING BOARD

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PLANNING BOARD MEETING

Minutes

February 20, 2020

Present: Alan Rosenberg, Co-chair (voting)

Eric Bernstein, Co-Chair (voting arrived at 7:20pm)

Chris Duncan, Member (voting)

Ron Pelletier, Member (voting)

Steve Russo, Selectboard Representative (voting)

Absent: Valérie Rearick, Town Planner

Minutes

Chris made a motion to approve the January 16, 2020 minutes as amended. Ron seconded. Vote yes 4-0.

Renewal of Alteration of Terrain of an Approved Subdivision: Lot D-4, Ernest Felzani, off Mountain Road.

Randy said they just needed to bring this up to date to today's State standards. They reworded a few things and they had to add a salt protocol but other than that nothing has changed they needed the Town Clerk signature to send it in with the updates. This document is 311 pages. **Alan** said no action is needed by the Board.

2020-1:D-41,D-4-2, Melissa & Keith Fait, Lot Line Revision (North Mason Rd)

In attendance for this hearing **Randy Haight**, Meridian Land Services.

Alan said according to the staff report this application is complete and the fees have been paid and the abutters have been notified.

Chris made a motion to accept application 2020-1:D-41,D-4-2, Melissa & Keith Fait, Lot Line Revision. Ron seconded. Voted yes 4-0.

Randy said this was subdivided a few years ago into three lots. The driveway to the original house (lot D-41) was going to be moved but they like where it is located which now goes across the abutting lot (Lot D-41-2). This will not be a common driveway. There will be an easement on that lot before they sell the property. They are also going to relocate Parcel "A" (0.265 acres) and Parcel "B" (0.348 acres) from Lot D-41 to Lot D-41-2. **Chris** said the staff report states that "Staff has requested a Non-Disturbance easement document for Lot D-41-2 in order to protect the wetland to the back of the property (mainly for Parcel "B")." **Randy** said this was mentioned by Valérie, but the Conservation Commission had no comments when this plan was submitted. This is a Prime Wetland and the Ordinance has wetland setbacks in place to protect this area. **Chris** said the homeowner would already have to meet that prime Wetland setback area. **Randy** said that is correct. **Alan** read the condition of approval:

- All fees associated with the case review and meeting attendance shall be paid prior to the recording of the final plan.

- A copy of the easement would need to be submitted for the Planning Board files.
- 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.

Ron made a motion to approve plan 2020-1:D-41,D-4-2 Melissa & Keith Fait, Lot Line Revision, with the conditions of approval just read. Ron seconded. Voted yes 4-0.

2020-2:F-111,F-113-2, Town of Brookline/Homes By Paradise, Lot Line Revision (Old Milford Rd)

In attendance for this hearing Randy Haight, Meridian Land Services. Abutter at F-119-1, Patrick Boyle, and abutter at F-124, Archer Batcheller.

Alan said according to the staff report this application is complete and the fees have been paid and the abutters have been notified.

Chris made a motion to accept application 2020-2:F-111,F-113-2, Town of Brookline/Homes By Paradise, Lot Line Revision. Ron seconded. Voted yes 5-0.

Randy said this this plan is to revise the common lot line between Lot F-111 and F-113-1, adding parcel "A" to lot F-111. Lot F-111 is owned by the Town of Brookline. There will be a 20-foot trail (belonging to Lot F-111) that will go from Old Milford Road all the way back to the Hobart Fessenden Woods area. Paradise Homes is owned by Amos White who does a lot of trail work in Brookline and he believes there is an agreement in place between Amos and the Conservation Commission that he will help built the trail or just build it. **Patrick Boyle** asked if this trail would be open to snowmobiles. **Randy** said he is not sure of that answer. He is not aware of an agreement at this moment. **Patrick** also asked if there would be off-street parking for this lot. **Randy** said no this would be walking access from the sidewalk on Old Milford Road. **Archer Batcheller** said he is in favor of this and believes the trail to the back of the property is needed.

Alan 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.
- A letter from the Surveyor shall be received stating that all bounds have been relocated 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 plan 2020-2:F-111,F-113-2, Town of Brookline/Homes By Paradise, Lot Line Revision with the four conditions of approval as listed in the Staff Report. Ron seconded. Voted yes 5-0.

Appoint Members to the Well & Water Committee

Alan said they discussed at the last meeting putting together a Well and Water Committee to consist of 3 at large members, a member of the Conservation Commission, Jay Chrystal, and Steve, who will lead this committee, is a member of the Selectboard and the Planning Board. **Steve** said some issues have come up in town with well water and new construction. They will need to study the seriousness of this issue and see if they can come up with a solution or rules and regulations to try to help this issue. **Alan** said the goal is to submit a final submission to the Planning Board at the September 2020 meeting for review. Members of the Audience were interested in participating. **Dan Marcek** said he has lived in town for 38 years and has owned 3 homes in Brookline. One of his was weak, one well had failed, and he had 3 wells on another property when he bought it. He believes this is a concern and should be looked into. **Lyndsay Machado** (Russel Hill Road) she said she has been affected by the loss of water due to construction in the area and she has done a lot of research on this. **Rob Danckert** said he lives at 48 Cleveland Hill Road and he agrees that well water is a critical issue in town. He has a BS in Geology. Alan thanked them all for volunteering. After one member of the audience asked, **Eric** explained that this part of the meeting was

advertised in the past Planning Board minutes and posted on the agenda. **Steve** said he would reach out to everyone and set up there first meeting.

2019-2025 Capital Improvement Plan Adoption

The Board discussed the CIP. There were some corrections that were needed, along with a few clarifications. **Alan** said he would look into. Once he has completed this, he will send the newest version out to the Board for review.

Updates from Planning Board Sub-Committees

Economic Development Committee

Ron said the Chili Cook Off was a great success. The Alamo was the winner of the professional competition. Really great turn out on Sunday.

Well and Water Committee

Steve said that we now have three new members. He will set up a meeting date.

Recreation Commission

Chris said his wife is a part of the recreation commission and they held the fishing Derby this past Sunday and it went really well.

Planning Board Alternates

Alan said the two Alternates, Jill Adams and Peter Keenan, resigned from the Board within the last few weeks, so we have no Alternates. If anyone is interested in becoming an Alternate for the Planning Board, please contact Valerie.

Adjourn

Chris made a motion to adjourn at 8:10 pm. Ron seconded. Vote yes 5-0.

Alan Rosenberg Co-Chair, _____

Eric Bernstein, Co-Chair, _____

Chris Duncan, Member, _____

Ron Pelletier, Member _____

Steve Russo, Selectboard Representative, _____

**The next Regular Planning Board meeting will be March 19, 2019.
Minutes submitted by Kristen Austin.**