



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

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

Telephone (603) 673-8855
Fax (603) 673-8136

<http://www.brooklinenh.us>

**Planning Board
Minutes
September 17, 2020**

Present: Alan Rosenberg, Co-chair (voting)
Eric Bernstein, Co-chair (voting)
Chris Duncan, Member (voting)
Brendan Denehy, Selectboard Representative (voting)
Valérie Rearick, Town Planner

Absent: Ron Pelletier, Member

Minutes

Chris made a motion to approve the August 20, 2020 Planning Board minutes. Seconded by Brendan. Vote yes 4-0.

Brendan made a motion to approve the July 23, 2020 Non-public Planning Board minutes as amended. Seconded by Chris. Vote yes 4-0.

Dennis LaBombard, Countryside Drive: Proposed Modification on 1st Section

In attendance for this discussion Dennis LaBombard, LaBombard Engineering.

Dennis said there is a bond on this road for \$78,000. It was paved four years ago but there is an issue with the first part of the road. There is little to no shoulder and the road swale isn't located where it should be. **Dennis** said his suggestion is to move the center line over a bit then give it more shoulder this will fix the issue, but the road will no longer be centered in the right of way. This has happened a couple time in town already. **Dennis** showed the Board where this issue is on a prepared plan. They would like to pave the finish coat this fall.

Brendan made a motion that the Planning Board finds that the recommended fix of the lower section of Countryside Drive as presented by Denis LaBombard would be an acceptable fix and a note should be made to the plan. Chris seconded. Vote yes 4-0.

Countryside Drive correction to

Dennis said on the extension of Countryside Drive there is a 94 foot wide section that is being filled in to build the road. They will still need a swale on the left side of the road. He is proposing they make the swale further away from the center of the road. This will save a ton of fill and does the same thing for drainage. **Dennis** said they should also reduce the stone down to 3 to 6 inches instead of 6 to 12-inch stone. This would also be continued onto phase two. **Dennis** showed the Board the plan with this corrected information.

Brendan made a motion that the Planning Board makes a finding that the modification of the extension of Countryside Drive as presented by Dennis LaBombard was acceptable (see attached plan). Chris seconded. Vote yes 4-0.

Case review NRPS # 2020-B: J-53, 34 Route 13 Commercial Development

In attendance for this hearing: Nick Golan, TF Moran, Mike Vignale, Town Engineer, and Dave Udelsman, Project Architect.

Brendan Denehy recused himself from this discussion.

Nick recapped the proposed plan with the Board. They have had a lot of discussion with the DOT about the drainage and the concerns from the abutters. We have squared away the off-site improvement that have been required by the DOT. They also spoke of the access easement wording for the abutting property (Lot J-22 owned by Irwin, Johnathan). **Valérie** said this was reviewed by Attorney Laurie Perrault. The deed was recorded in 1953 but there was no indication on the easement about specific location and description for the access itself. **Nick** said DOT has required them to add a ten-foot-wide shoulder along the entire property along Route 13 for turning safety. We have the Alteration of Terrain permit and the Driveway permit that have been issued by the State. **Dave Udelsman** said this building will have that fresh New England look. All double hung windows in the front of the retail building with black trim. There will be a flat roof for all the mechanical units.

Nick said all the waivers were acted upon except they still need a conditional use waiver from section **Alan** read the request for a conditional use waiver that was in the May 21, 2020 Planning Board minutes but not acted upon:

The proposed project will require greater than 15% impervious lot coverage allowed in Section 1306.00 of the Brookline Zoning Ordinance. This section of the town ordinance requires the submittal of a conditional use permit application, and the Planning Board to find that the proposed additional impervious area can be implemented without unreasonable departure from the purposes of the Aquifer Protection District. The proposed project has been sited to limit lot coverage to the extent practical to accommodate the proposed intensity of use for the site, and a stormwater management system has been designed to maintain peak flow and volumes up to and including the 50-years storm event consistent with the requirements of the New Hampshire Department of Environmental Services (NHDES), Alteration of Terrain Bureau. The NHDES Best Management Practices Worksheets that quantify this data are included in the project stormwater management report.

Conditional Use permits may be granted under the circumstance that the proposed impervious lot coverage meets the following conditions *with answers provided by the applicant (italic)*:

- **The use is specifically authorized in the Ordinance as a conditional use because:**
Located in section 1306.00 titled Conditional Uses under the Aquifer Protection Ordinance, subsection 1306.01.b states "Any use that will render impervious more than 15% or 2,500 square feet, whichever is greater, up to a maximum of 60% of the lot in the Industrial-Commercial District, provided that the Planning Board finds in its judgement, that the proposed additional impervious area can be implemented without unreasonable departure from the purposes of the Aquifer Protection District.
- **The development in its proposed location will comply with all requirements of this section, and with the specific conditions or standards established in this Ordinance for the particular use because:**

A stormwater management plan has been prepared consistent with the standards of the NH Stormwater Manual and Best Management Practices for Urban Stormwater Runoff. Best Management Practices are proposed to manage the stormwater from the development and provide treatment, recharge and maintain existing flow rates leaving the site.

- *One (1) filtration basin system will collect and recharge stormwater from proposed impervious surfaces on the site. Filtration basins are required to have pre-treatment prior to stormwater entering the main cell of the basin. The forebay provided allows sediment to settle out of the stormwater. Filtration basins remove pollutants, reduce the peak rates of flow and reduce flow volume by allowing evaporation and filtration of the stormwater. The stormwater receives treatment as it percolates through the soil allowing for filtration and absorption by the organic matter and mineral complexes. Infiltration also provides groundwater recharge.*
- *One (1) Bio-retention area will collect and recharge stormwater from proposed impervious surfaces on the site. The bio-retention area will remove pollutants by the filtering media as well as biological uptake from the specified plantings. A volume of crushed stone is provided below the filtering media to provide additional storage for stormwater runoff.*
- *Two (2) subsurface infiltration systems will collect, treat and recharge stormwater from the northwestern and central portions of the development. Isolator rows will provide pretreatment by allowing sediment to settle out prior to stormwater entering the main cells of the treatment practices. The stormwater treatment occurs as runoff pollutants bind to particles that will settle beneath the basin as the water infiltrates into the existing substrate material or filters through the media. Biological and chemical processes occurring within the soil/filter media continue the breakdown of pollutants.*

The above systems have been designed for no increase in the peak rate of runoff at the discharge points from the project site and the volume of runoff recharged to the aquifer has been maintained for the total site. The Water Quality Volume (WQV) has been met by providing the required storage below the lowest orifice of the stormwater management areas and is documented within the project stormwater management report.

- **The use will be compatible with the neighborhood and with adjoining or abutting uses in the area in which it is to be located because:**

The project is located within the Industrial-Commercial District and is consistent with other uses to the north and south along NH Route 13 within the Zoning District. The proposed development will not alter the essential character of the locality, nor will it threaten the public health, safety or welfare.

- **The use will not have a substantial adverse impact on vehicular or pedestrian safety because:**

The proposed driveways have been designed in accordance with NHDOT policy relating to driveways and access to the state highway system (NH Route 13 is a State maintained road). The driveways have also been designed to provide the required sight distance in accordance with the American Association of State Highway Transportation Officials (AASHTO) "Policy on Geometric Design of Highways and Streets."

Based on the traffic memorandum prepared for this project, the traffic from the proposed developed is anticipated to generate a net addition of 18 trips during the AM peak hour and 55 trips during the PM peak hour. As the new volumes are relatively minor (less than one new trip per minute), the anticipated effects on NH Route 13 will be minimal. There is no defined pedestrian traffic along this portion of NH Route 13.

- **The use will not have a substantial adverse impact on the appearance and visual quality of the surrounding neighborhood. In evaluating visual impact, the Planning Board may consider architectural and design elements because:**

The buildings are sited an appropriate distance from NH Route 13 and the architectural design of the buildings are consistent with the abutting commercial building, and other commercial and industrial uses along NH Route 13. As such, the proposed use will not create a substantial adverse impact on the appearance and visual quality of the surrounding neighborhood.

- **The use will be adequately serviced by necessary public utilities and by community facilities and services of a sufficient capacity to ensure the proper operation of the proposed use because:**

The site will operate on private sewer and water well as municipal services for these utilities are not available in this area. The building will have an electric heat source. Electrical conduit will be buried underground running from the relocated utility pole to the proposed transformers as shown on the Utility Plan. All utility services needed are readily available.

Chris made a motion to approve the waiver request from section 1306.00 of the Brookline Zoning Ordinance as requested in the previous minutes of the May 21, 2020 Planning Board meeting. Eric seconded. Vote yes 3-0

Mike Vignale said he had no issues with this plan. He thought the drainage bond amount of \$100,000 was low. **Nick** said the bonds numbers were generated by Dan Goguen who is a contractor. **Mike** said there will be a landscaping bond put in place for \$20,000. **Valérie** said the bonds should be put in place before construction begins. **Alan** said the bonds can be added to the list of Conditions of approval.

Eric read the conditions of approval:

- All appropriate site bonding shall be in place prior to any construction activity occurring on the property, including demolition.
- All fees for Engineering and Staff application review and meeting attendance shall be paid within a month of approval.
- A sign permit shall be applied for with the Building Inspector.
- The applicant shall comply with all requests from the Fire Department which shall provide the Board with a final satisfactory report.
- Prior to plan signature, NH DOT driveway permits shall be obtained, along with NHDES AOT permit and septic approval shall be obtained.
- The Planning Board shall review any changes/modifications to the site plan as approved during this public hearing.
- Conditions of approval shall be printed on the final plan.

Eric made a motion to approve application 2020-B: J-53, 34 Route 13 Commercial Development with the conditions of approval read by Chris. Vote yes 3-0.

Well Water Committee

In attendance for this discussion is the Well Water Committee members, Lindsay Machado and Rob Danckert. Chris Duncan is also on the Well Water Committee.

The Board discussed the final report that was submitted by the Well Water committee (see attached). They agree that they would separate the shared well suggestion and they added to the to do list for the next Well Water Committee. **Valérie** said Proposal number 2 can be added to the ordinance. **Rob** said the next step is to send this to NRPC for their review. **Alan** said when you get a respond from NRPC to keep the Planning Board informed.

Capitol Improvement Committee

Alan said they have their first meeting is scheduled for Wednesday September 23, 2020 at 7:30pm.

Economic Development Committee

Valerie said they will be meeting on September 28, 2020. They will be discussing the newsletter and the cook-off.

Planning Board Meetings

The Board agreed that all future meetings will be held virtually until the Governors Executive Order is lifted.

Adjourn

Chris made a motion to adjourn at 10:05pm. Brendan seconded. Vote yes 4-0.

Alan Rosenberg, Co-chair _____

Eric Bernstein, Co-chair _____

Chris Duncan, Member _____

Brendan Denehy, Selectboard Representative _____

Minutes submitted by Kristen Austin

Next Scheduled Planning Board Meeting is October 15, 2020