



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

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**PLANNING BOARD MEETING**  
**Minutes**  
**January 21, 2016**

**Present:**     Alan Rosenberg, Co-Chair (voting)  
                 Eric Bernstein, Co-Chair (voting)  
                 Brendan Denehy, Selectboard Representative (voting)  
                 Jill Adams, Alternate (voting for Ron Pelletier)  
                 Valérie Rearick, Town Planner

**Absent:**     Richard Randlett, Member, Ron Pelletier, Member, and Judy Cook, Alternate.

**Planning Board General & Business Meeting**

Minutes

*Alan moved to approve the minutes of the December 17, 2015 meeting as corrected. Eric seconded. Voted yes 3-0.*

**Alan** read the Planning Board Public Meeting Opening Statement.

**Cases Review**

Conditional Use Permit Sign Application. Corey Gregoire. 2025-CUP-A:F-132 (Continued from the November 17<sup>th</sup>, 2015 meeting)

Present: Corey Gregoire, applicant and Rich Vertullo, Recreation Committee

It was noted that all the signs at the Ball Park are temporary signs. **Rich** said that they come down after the sports season. They are sponsors. The Recreation Committee has not been impacted by those signs.

**Alan** asked how the proposed sign will be different. **Rich** said that he first said “why not” to the sign. He talked to Tad Putney who said the he would look into it. **Rich** said he does not have a problem with the sign. However, the Committee is not in favor of the sign being permanent. **Corey** said that during the last meeting, he mentioned that the sign could come down any time as it is only screwed in. **Rich** told Corey that the only thing is that it is a historical building, the old post office. There are other places the sign can be put up, but not on the building.

**Alan** said that “can take it down” can be interpreted as permanent, period. **Corey** said that as it stands, the issue is to have it mounted on an historical/town building. **Rich** answered yes, there is that and being permanent on the building.

**Alan** said that there is language for off-premises signs, but there are no provisions for signs on Town properties or buildings.

**Corey** and **Rich** discussed using the chain link fence to put the sign up. The batting cage could be a good

spot.

**Jill** said that she has been listening carefully and had a few comments. She appreciates the marketing and advertising but feels like Corey is looking to put up a convenient billboard and this constitute a grey area. He wants a permanent fixture advertising his business, which is great. But she does not feel comfortable about the entire site and this something we should discuss.

**Eric** said that we need to discuss other signs as well. Other banners come down, but what was the process then? **Rich** said that it is a huge source of revenue for the sport organizations. **Alan** asked about the type of signs are supporting the leagues. **Rich** said that businesses such as Val's Pizza or Chrysanthi's all pay a fee. **Corey** said that he would pay a 1-year lease and see if the sign would have a negative impact. **Rich** said that this should be under the jurisdiction of the Recreation Committee because it's not going to be on a Town building. If the building is now out of the equation, why couldn't the sign go up?

**Jill** said that the issue is that other signs come down during the winter. This one would be up all year long.

**Alan** said that other signs benefit the leagues. This one would benefit the Town, through the Recreation Committee. Also, what about the sign for the ice rink? **Rich** said these benefit the rink, therefore the Town.

**Corey** asked who determines what banners go up. **Alan** said that as long as the sign is not on the Town building and is similar to signs that have existed for years. There are no provisions in the ordinance but this type of signs, all banners, should be regulated. For 2016, the Recreation Committee handles the sign, as done in the past. This (Corey's) sign is a "4-season" sign. The Board will put on the to-do list to discuss wording about sign on Town buildings or anything related to Town buildings should also be handled by the Selectboard and maybe have a town ordinance, versus a zoning ordinance.

**Alan** said that there is no real use for this application as the Board cannot act on it. **Corey** withdrew his application as the Recreation Committee will handle the sign for 2016.

NRSP # 2016-A:K-26 – Margaret Monachelli, Proposed Second Addition to Existing Home Business Veterinary Hospital.

Present: Margaret and John Monachelli, property owners and Francis Gavin, builder.

**Margaret** summarized the application submitted to increase/expand the business but not beyond what was approved in 2008. She explained that they are trying to be more efficient and have a little bit more room at the practice.

After **Alan** asked, **Valerie** said that the application was complete and ready for acceptance.

**Eric move to accept the application. Seconded by Jill. Voted YES 4-0.**

**Brendan** asked how the addition will keep the Home Business blended with the residential neighborhood.

**Margaret** said that, as with the first addition, we will make it blend with the existing house.

**Alan** asked about additional parking. **Margaret** explained that the primary parking for clients is still in front of the barn. They will clean up the back parking, put gravel and add a walkway from the back to the front in case they have an overflow. There will be about 12/13 parking spots in the back and 5 in front of the barn.

**Brendan** questioned the view of the cars and dumpster from Route 13. **Margaret** said that they have 6' tall berms and shrubs. They did this for them originally but also to block the view from Route 13.

**Alan** asked if there were any other comments or questions from the Board and went over the possible conditions of approval as listed in the Staff Report. There was no comments from the public.

**Eric moved to approve the NRSP # 2016-A:K-26 with the following conditions of approval:**

- ***All fees for application review and meeting attendance by Staff shall be paid within 10 days of issuance of invoice.***
- ***Any modification and/or change to the home business as approved at the January 21, 2016 Planning Board meeting shall be submitted to the Board for consideration.***
- ***Satisfactory inspection reports from the Fire and Building Departments shall be submitted to the Planning Board before the applicant starts using the new addition.***

- *Septic System shall be inspected and improvements, if any necessary, done prior to the issuance of a Certificate of Occupancy for the second addition to the existing structure.*  
*Motion seconded by Brendan. Voted YES 4-0.*

**Public Hearing – Amendments to the Land Use & Zoning Ordinance**

***Bed & Breakfast – Final Hearing***

The Board conducted a final review of the proposed amendments to Section 602.01 to allow B&B as a Conditional Use Permit in the Residential/Agricultural District and the new ordinance regulating the operation of B&B (Section 2400.00 with the subsequent sections in the zoning ordinance to be renumbered). There were no additional modifications and no comments from the public.

***Brendan moved to put the provision for Bed & Breakfasts on the ballot for the March 2016 Town Meeting. Seconded by Eric. Voted YES 4-0.***

**No comments/updates from Committees.**

**Brendan made a motion to adjourn at 8:15pm. Eric seconded. Vote YES 4-0.**

**Alan Rosenberg, Co-Chair** \_\_\_\_\_

**Eric Bernstein, Co-Chair** \_\_\_\_\_

**Brendan Denehy, Selectboard Representative** \_\_\_\_\_

**Jill Adams, Alternate** \_\_\_\_\_

The next Regular Planning Board meeting will be on February 18, 2016.  
Minutes submitted by Valérie Rearick.