



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

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**PLANNING BOARD MEETING  
Minutes  
February 18, 2016**

**Present:** Eric Bernstein, Co-Chair (voting)  
Alan Rosenberg, Co-Chair (voting) (arrived at 7:30pm)  
Richard Randlett, Member (voting)  
Jill Adams, Alternate (Voting for Ron)  
Valérie Rearick, Town Planner

**Absent:** Brendan Denehy, Selectboard Representative, Ron Pelletier, Member and Judy Cook, Alternate.

Eric asked Jill to vote for Ron at this meeting. Jill agreed.

**NRSP 2016-C: F-18-4, Ron Christie, Home Business: “Living Earth Farm”**

In attendance for this Hearing: Ron & Mary Christie (applicants).

**Ron** said he has a certified organic farm and they currently have  $\frac{3}{4}$  of an acre under cultivation and this is certified by the State. They would like in the future to include fruit trees like apples and peaches etc. He currently sells to a few clients including a restaurant called “Pigtails” located in Nashua.

**Jill made a motion to accept application NRSP 2016-C: F-18-4. Richard seconded. Vote yes 3-0.**

**Eric** read the conditions of approval:

- A compliance hearing shall be held a year after the issuance of the Home Business Special Permit.
- All fees for application review and Staff attendance to the meeting(s) shall be paid within a month of approval.
- The Planning Board shall review any changes/modifications to the home business as approved during the (February 18th, 2016) public hearing.
- A building permit shall be filed with the Building Inspector for any proposed buildings related to the home business, including greenhouses over 100 sq.ft.
- Any disturbance to the existing wetlands and wetlands buffers shall be reviewed by the Conservation Commission and the Planning Board.

**Richard moved that they approve application NRSP 2016-C: F-18-4 with the conditions of**

**approval read by Eric. Jill seconded. Vote yes 3-0.**

**NRSP 2016-B: E-22-2, JPM Real Estate, Site Plan: “Dunkin Donuts”**

In attendance for this hearing: Tom Zajac from Hayner / Swanson Inc.(Civil Engineer), Attorney Brad Westgate, Samuel Gregorio Project Engineer with TEC (Traffic), Dennis LaBombard, LaBombard Engineering (Town Engineer).

**Tom** said last week they had gone to the Zoning Board and receive a Special Exemption to allow the reduction of the 50 foot wetlands buffer. They will also be asking for two waiver requests from the Planning Board tonight. This is a commercial lot surrounded by commercial abutters and one residential abutter to the south. There are three wetland areas on this lot, one is manmade. 2 of the 3 wetlands have 50 foot buffers. John Motta has owned this property for many years. They are proposing the construction of a single story 3,000 square foot building. There will be seating for 30 including a conference room. They will be relocating the curb cut about 60 feet south further from the intersection. The parking will have 18 spaces in the front, 6 to the northern side and a few spaces in the rear of the building for employee parking. The storm water management plan has been reviewed by the town engineer. The goal here was to improve the flow of water off this property. They have also applied for a Wetlands Permit from DES and that was signed off by the Conservation Commission. This permit is currently pending DES approval. They were also approved by the Zoning Board to allow construction within the 50 wetlands buffer. They have also had the NH Method and The Army Corp of Engineers wildlife survey done and both surveys had the same result the wetlands they are impacting are very low value. The building they are proposing is a colonial style building. They have also changed the fencing on the top of the building to a white vinyl fence for screening. They have had multiple meetings with DOT they are moving forward with their plan to improve the intersection to provide left turn lanes. DOT plans to start this project late in 2016 or next year. **Tom** said they have two striping plans in place if the turning lanes have not been added by DOT before this building is done. They have proposed to come in with a pocket for storage and left hand turning. This will also provide enough time for deceleration and increase if someone is trying to turn left. **Tom** said they are asking tonight for a waiver to allow parking spaces to be constructed between the principal structure and a public street. The second request is to allow twenty four parking spaces to be constructed when ten is the maximum allowed by code.

**Tom** said they have also received comments from Brookline Staff and the BCC. All concerns have been addressed except the last list from the Town Engineer. He had spoken with Dennis and they will be in compliance with his new requests also.

**Richard moved to accept application NRSP 2016-B: E-22-2. Jill seconded. Vote yes 3-0.**

**Jill** said she is concerned with traffic and asked if DOT had considered the fact that there are a lot of trucks that will want to stop here. Is DOT's plan to widen the road? **Sam** said DOT has met with Town Officials a few times and had discussions. They will have a plan in place by June 2016. **Sam** said the striping plan they have in place will reduce the shoulders but allow an area to turn off to the left. The plan they have in place has been reviewed by DOT.

**Eric** asked if there was room for 18 wheelers in the parking lot. His concern is them parking on the side of Route 13 and impeding traffic. **Tom** said they didn't envision the trucks being about to go all the way around the site but they will have room to pull in and back up. **Eric** said they have trucks now that pull over on the side of Route 13 and he would like to know the amount of

18 wheelers would be a concern given the amount that go to the current location. Especially with the plan to reduce the shoulders.

**Alan** said as a temporary solution for the turn lanes would fall upon who if the building goes up before the State has a plan put together. **Tom** said the responsibly would fall upon us. **Sam** said by June 2016 the DOT should have a plan in place for this intersection but he believe the business will be in before DOT plans to start the work. **Eric** asked if the new curb cut will be approved by the State. **Tom** said yes. **Dennis** said he had done a second review of the plans and has had discussion s with Tom about a few minor changes that are needed. He has no issues with this concept. This is a tough site and they have done their best to accommodate. **Eric** asked if the Conservation Commission had any issues. **Valérie** said they had issues with the rain garden at the northern corner of the property and that was already addressed by Tom. **Alan** said it looks as though this site just won't be able to accommodate 18 wheelers. **Valérie** suggested adding "No Parking" signs on both sides of Route 13. **Sam** said the State would need to approve that but yes they would do that if approved by the State. **Brad** said at that point the policing should be kicked up for this area and they no problem putting those signs up once the State approval goes through. **Richard** said the delivery trucks will be able to pull onto the lot and then back out. How many deliveries a week. **John** said they have once a week deliveries and they come at none peak times during the day. **Alan** asked what the hours of operation will be. **John** said he plans on about 5 am to 9 or 10 at night. **Alan** said what the plan is for lighting. **John** said they will have some interior lights that will be on all night and the parking area will be lit. **Alan** asked if the Parking lot lights could be shut off at some point and not on all night long. **John** said they are on a timer so yes they will be able to do that.

**Alan moved to waive section 04.06.03(b) of the Non-Resident Site Plan to allow parking space to be located between the structure and the public street. To optimize traffic and to allow the maximum amount of safety possible. Richard seconded. Vote yes 4-0.**

**Richard made a motion to grant the waiver request from section 4.6.01 of the Non-Residential Site Plan to allow 24 parking spaces because the 10 allowed would not be adequate for this site safety. Alan seconded. Vote yes 4-0.**

**Eric** read the conditions of approval:

- All fees for meeting attendance, case review and/or inspections shall be paid within 10 days of invoice. All fees associated with site development shall be paid prior to the issuance of Certificate of Occupancy.
- The applicant shall provide 4 copies of the final plan
- All State permits shall be obtained and numbers added to the final plan
- A satisfactory report from the Town Engineer shall be provided to the Board prior to the Issuance of a demolition permit (existing foundation) and a building permit.
- A Conditional Use Permit Sign Application shall be submitted to the Board for consideration at the next scheduled meeting following the approval of this site plan.

**Alan made a motion to approve application NRSP 2016-B: E-22-2 with the conditions of approval just read by Eric. Jill seconded. Vote yes 4-0.**

**Minutes**

**Jill moved to approve the minutes of the January 21, 2016 Planning Board Meeting Minutes as written. Alan seconded. Vote yes 4-0.**

**Committee Updates**

Economic Development Committee

**Valérie** said this Sunday (2/21/2016) is the Chili Cook off located at the Brookline Event Center from 12:00 Noon to 3:00pm. There will be a cash bar this year and the Friend of the Library will be holding a bake sale at the cook off event. Once this event is over they will begin work planning for the Bridal Show scheduled for the first weekend in October 2016. The Newsletter was mailed out last week and can also be found online. **Valérie** said there is a new flower shop located at Stoney ledge on Route 13.

NRPC

**Jill** said she hasn't had another meeting the next one is scheduled in about three weeks.

**Richard made a motion to adjourn at 8:10 pm. Jill seconded. Vote yes 4-0.**

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

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

**Richard Randlett, Member** \_\_\_\_\_

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

**The next Regular Planning Board meeting will be March 17, 2016.  
Minutes submitted by Kristen Austin.**