



**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

kristen@brookline.nh.us valerie@brookline.nh.us
<http://www.brookline.nh.us>

PLANNING BOARD MEETING

Minutes

March 17th, 2016

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

Absent: Ron Pelletier, Member

Alan asked Jill to vote for Ron at this meeting. Jill accepted.

Minutes

*Richard moved to approve the February 18th, 2016 minutes as written. Seconded by Eric.
Voted Yes 4-0. Brendan abstained.*

Common Driveway, Storybrook Lane (P.B. Case # 2011-1:F-18)

All common driveway are subject to engineering review and require a satisfactory final inspection prior to the issuance of Certificate of Occupancy for the last building.

Alan read Section 7.5.07 of the Subdivision Regulations:

“Building Permits and Certificates of Occupancy. The common driveway must be complete up to a point fifteen feet beyond the common access point, between the home and the Town road, including drainage, crushed gravel and grading, and all identification markers must be installed prior to the issuance of the building permit. The Certificate of Occupancy for the last building shall not be issued until after a final satisfactory inspection report is submitted to the Planning Board and the Building Inspector by the Town Engineer.”

Town Engineer, **Dennis LaBombard**, submitted a report dated March 1, 2016 stating:

“At this time I believe all required construction for this common driveway is complete. Assuming the Fire Department has no objections, I recommend that the Planning Board and the Town accept this common driveway for issuance of Certificates of Occupancy”.

Brendon moved to accept the engineering report and approve the issuance of Certificates of Occupancy for Storybrook Lane. Seconded by Eric. Voted Yes 5/0.

NRSP 2016-D: J-50, Robert Waite – Home Business: “Averill House Vineyard”

Robert presented the proposed Vineyard home business and said that they already planted about 400 plants. Most will be to produce wine and they also will have grapes for eating that will be sold at farmers’ markets.

Alan said that the application appears to be complete. Abutters have been notified and notices of public hearing have been posted.

Eric moved to accept the application. Seconded by Brendan. Voted Yes 5/0.

Alan asked if there were questions or comments from the Board.

Brendan mentioned that the Conservation Commission asked that Best Management Practice be used when applying agricultural chemicals. **Robert** said that their plan is go organic. He is very aware of the consequences of using chemical / fertilizers and the impact on water.

Valérie said that the applicant submitted a detailed application and she does not see any issues with the proposed home business. **Valérie** read the proposed conditions of approval as listed in the Staff Report, one of them requesting a report from the Fire Department regarding emergency exit from the barn.

There was no other comments from the Board or the public.

Richard moved to approve the NRSP 2016-D: J-50 for the “Averill House Vineyard” Home Business and issue a special permit with the conditions of approval as read by Valérie.

Seconded by Brendan. Voted Yes 5-0.

Business Meeting, Continued

Planning Board By-Laws – Annual Adoption

Minor corrections were made to the By-Laws: clarify that the Board meets once a month on the third Thursday, and if needed, on the first Thursday, and eliminate the sentence: “hearing may also be recorded by a sound recording device and such recordings shall be kept on file as part of the public record” (Section V, D.).

Eric moved to re-adopt the Planning Board By-Laws as amended. Seconded by Brendan. Voted Yes 5-0.

The By-Laws will be filed with these minutes and placed on file with the Town Clerk.

Election of Co-Chairs

Eric moved to nominate Alan as one of the Co-Chairs until March 31, 2017. Seconded by Richard. Voted Yes 4-0. Alan abstained.

Brendan moved to nominate Eric as one of the Co-Chairs until March 31, 2017. Seconded by Richard. Voted Yes 4-0. Eric abstained.

Membership

Brendan moved to recommend that the Selectboard re-appoint Eric as a full members with a term to expire in March 2019. Seconded by Richard. Voted 4-0. Eric abstained.

Brendan moved to recommend that the Selectboard re-appoint Ron as a full member with a term to expire in March 2019. Seconded by Jill. Voted Yes 5-0.

Schedule Public Hearing for NRSP amendments (Bed & Breakfasts) following the adoption of the new Zoning Ordinance

A Public Hearing will be held on April 21st, 2016 to review the proposed amendments to the Non-Residential Site Plan Regulations in order to incorporate provisions for Bed & Breakfast applications.

Update of the 2009 Sidewalk & Trail Connection Plan.

Alan agreed to serve on the Task Force to develop the 2016 Plan. The goal is to have a plan for the Selectboard to approve this upcoming fall.

Updates from Committees

Brendan said that there will be future discussions with the Selectboard regarding signs on town properties / buildings.

Eric said that he needs to look again at the ADU ordinance that was recently amended and adopted at Town Meeting.

Jill said that she had a very informative meeting at the regular meeting with the NRPC. They looked at the 10-year transportation plan. No big projects are being proposed and it is mostly maintenance of roads and bridges. **Jill** mentioned that the commuter trails are not being considered in the near future. It would be interesting to gather comments from the Board and residents, see what could be needed in the area. **Jill** will not be able to attend the next NRPC meeting in June and it would be good to have someone attending in her place.

Alan said that the Board may want to look guidelines for outdoor wood furnaces and windmills.

Valérie said that the “Code of Ethics” will be reviewed by the Board for adoption at the April meeting.

Richard made a motion to adjourn at 8:15 pm. Alan seconded. Vote Yes 5-0.

Alan Rosenberg, Co-Chair

Eric Bernstein, Co-Chair

Brendan Denehy, Ex-Officio

Richard Randlett, Member

Jill Adams, Alternate

The next Regular Planning Board meeting will be held on April 21st, 2016.

Minutes submitted by Valérie Rearick.