



TOWN OF  
BROOKLINE, NEW HAMPSHIRE  
PLANNING BOARD

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

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

[kristen@brookline.nh.us](mailto:kristen@brookline.nh.us) [valerie@brookline.nh.us](mailto:valerie@brookline.nh.us)  
<http://www.brookline.nh.us>

PLANNING BOARD MEETING

Minutes  
May 15, 2014

**Present:** Alan Rosenberg (voting)  
Ron Pelletier, Member (voting)  
Richard Randlett, Member (voting)  
Brendan Denehy, Selectboard Representative (voting)  
Valérie Rearick, Town Planner

**Absent:** Dana MacAllister, Co-Chair, Judy Cook, Alternate and Eric Bernstein, Alternate

Minutes

**Brendan made a motion to approve the March 20, 2014 Planning Board minutes. Richard seconded. Vote yes 3-0.** Alan abstained he was not in attendance for the March meeting.

**Brendan made a motion to approve the April 17, 2014 Planning Board Minutes. Ron seconded. Vote yes 3-0.** Richard abstained as he was not in attendance for the April meeting.

**NRSP # 2014-A: E-15, Camp Tevya, Proposed additions: Gazebo and Storage Garage.**

In attendance for this hearing is Randy Haight with Meridian Land Services and Abutter Mark Collier (129 Route 13).

**Randy** said this is a simple request for a garage/ storage shed and Gazebo. A few years ago they had come to the Planning Board requesting a pool and a garage/storage shed. Since the time it was approved the pool was never built due to funding and neither was the garage/storage shed. Now they are requesting a gazebo and the same garage/ storage shed. **Randy** said the gazebo will be located behind the pavilion that was built a few years ago. This will be a screened building. They would like to start construction in the beginning of June. The manufacturer will construct the gazebo and Jerry Farwell will do the prep work with sono tubes and such. **Valérie** said she had a few issues that Randy had already corrected on the revised plan submitted tonight. The Building Inspector and the Fire Department have requested a second means of egress and that this building be ADU compliant. **Randy** said he added a second entry, ADU compliant, on the back of the gazebo off the paved path. Because this is a screened building he is not sure this is required but has shown on the plan that this is possible and if they are required to do this, they will. **Randy** said he has not spoken to the owner yet but will discuss it as soon as possible. **Valérie** said the proposed gazebo is only 8 feet away from the Shore Land Protection area. **Randy** said they will file the correct permits with the State but wanted to get Planning Board approval first. This gazebo is located in a bowl; there is drainage in this location. It will run under the road into the river by the large covered bridge. The lighting will also be full cut off.

**Richard made a motion to accept application NRSP # 2014-A: E-15 for Camp Tevya Ron seconded. Vote yes 4-0.**

**Mark** (abutter 129 Route 13) asked where the garage/ shed will be located. **Randy** located it on the plan; it will be in the area around the dining hall. This will be a 720 square foot shed; it will be used for lawn mowers, rakes, wheelbarrows etc. **Mark** said he had no issues with this plan. **Alan** asked if there were going to be any chemicals stored in the shed. **Randy** said he wasn't sure of that. **Valérie** said the Fire Department inspects the property every year and they will know if there are chemicals in the shed.

**Valérie** read the proposed conditions of approval:

- All fees for case review and/or inspections shall be paid.
- The applicant shall provide 4 copies of the final plan.
- If outdoor lighting is being added, it should be down cast.
- State permits, if necessary, shall be obtained and numbers added to the final plan.

**Ron moved to approve application NRSP #2014-A:E-15 for Camp Tevya to build a gazebo and a storage garage with the conditions of approval as read. Brendan seconded. Vote yes 4-0.**

### Driveway Grades

**Valérie** said at the last meeting the Board discussed driveway grades. She has contacted Town Counsel and is now waiting to receive his written opinion and comments.

### Housing for Older People (HOP) first discussion

In attendance for this discussion was Steve Russo, local realtor, Brookline resident, and member of the Economic Development Committee.

**Alan** said this is to discuss a possible update of the ordinance. **Valérie** said the first goal would be to change it to 55 years or older versus the current 62-year old requirement. She would also like to think about creating an overlay district to allow site plan projects that would include HOP, shops, restaurants, etc. in the commercial district on Route 13. **Steve Russo** has been gathering some information from surrounding towns in regards to the HOP. Steve provided a list of 55+ communities that doesn't include apartment complexes.

**Valérie** suggested that the Board holds a public forum to discuss this with residents. **Ron** suggested a Tuesday evening.

**Steve** said he has talked to a lot of couples that are 55 and older who are looking to downsize and have less maintenance. There is a need for more ranch style homes in the area. **Valérie** said that the Board should contact the Selectboard and see if they would support this. Without support from other Boards it may be difficult to go further. She said that she could contact the NRPC (Nashua Regional Planning Commission) to see if they would assist with the forum. **Alan** said lets schedule the public forum for the week of July 21; this will give us plenty of time to discuss a proposed revised ordinance, put wording together in August and have it reviewed by Town Counsel prior to holding public hearings. **Valérie** said they should see if there are developers and/or builders that would also like to discuss this. The Board asked Steve if he could speak to any of the developers that he knows and ask if they would be interested in discussing this with the Board.

### Economic Development Committee

**Valérie** said she has almost completed the 2<sup>nd</sup> newsletter. The Committee will be meeting next Tuesday 5/20/2014.

### Capital Improvement Committee

**Alan** said he has no update but asked Valérie to contact the Selectboard and the Finance Committee to see if who will be on the CIP this year.

**Excavation Rules and Taxes - informational discussion.**

Valérie said Mary Pinkham-Langer works for the State as a Gravel Tax Appraiser with the Property Tax Appraisal Division. She offered to attend a future Planning Board meeting and present the rules and regulations for excavation as they apply to subdivisions. She will be in attendance on July 17, 2014. The Board decided to meet at 6:00 pm for this discussion then hold the regular meeting.

**Richard made a motion to adjourn at 8:40 pm. Ron seconded. Vote yes 4-0.**

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

**Ron Pelletier, Member** \_\_\_\_\_

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

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

**The next Regular Planning Board meeting will be June 19, 2014.**

**Minutes submitted by Kristen Austin.**