



## TOWN OF BROOKLINE, NEW HAMPSHIRE

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<http://www.brooklinenh.us>

### Minutes School & Town Services Study Committee (STSSC) October 28th, 2021 at 6:00pm

#### **Present:**

Peter D'Agostino, Chair (voting)  
Scott Grenier, Secretary, Planning Board Representative (voting)  
Michele Decoteau, Member (voting)  
Steve Russo, Select Board Representative (voting)  
Charlie Corey, Town Services Representative (voting)

**Peter** called the meeting to order at 6:00pm

CONSENT AGENDA (Requires unanimous approval. Individual items may be removed by any member for separate discussion and vote).

**Steve moved, seconded by Michele, to approve the minutes of October 7<sup>th</sup>, 2021; Voted Yes 4-0-1.**

#### REVIEW MAIL FOLDER

Received mail from Mark Fougere regarding the proposed ordinance language. Group discussed feedback as part of ordinance review discussion.

#### ANNOUNCEMENTS

Peter announced that the group will be submitting the School and town services study report to the Planning board tomorrow, October 29<sup>th</sup>. Any final feedback should be submitted to Peter by noon on Oct 29<sup>th</sup>.

November 4<sup>th</sup> Planning Board meeting: Planning Board with discuss the Study Findings and Ordinance updates based on Planning board feedback at September meeting.

#### UPDATES/PRESENTATION

## DISCUSSION AND DECISION

### Discussion on Well Water Ordinance

**Peter** reached out to NHMA to discuss where the Well Water Ordinance belongs. NHMA confirmed it is not a land use ordinance. Town attorney Chris Drescher felt the ordinance could be implemented based on a Select Board vote.

Peter received feedback from Roger Skilling's on pump testing requirements and different test results that should be expected for different depth wells. Peter will share email with the group.

Group agreed that since this will not be a land use ordinance, we do not have the public comment deadlines and will put off updates to the well water ordinance to a future meeting with the Well and Water Committee.

### Discussion on Workforce Housing Ordinance

Group discussed feedback from Mark Fougere regarding section 623 Definitions. Removing RSA from intro and leave in the specific definitions to which they apply. Group agreed.

Group discussed Mark's feedback on section 625-Applicability, 1-Uses Permitted, b. To leave the workforce housing zone at 500 feet from Rt 13. Group discussed that any mixed development that includes 3-4 family units would require a buffer from single family homes within that zone and agreed to leave the zone as is.

Group discussed Mark's feedback that Section 625- Procedural Requirements, Item 3 Paragraph 3 is redundant. Group did not agree, left as is.

Group discussed Mark's feedback on Section 626-General Requirements of Workforce housing units. Item 1; Mark feels that developments including rental units need to allow 75% market rate housing to be economically viable. **Scott** stated that the current ordinance requires a 50/50 split, with a variance of up to 10%. Group discussed several options but did not feel they had the knowledge to determine what makes a development economically viable. Decided to move it forward as is and amend the language during public comments.

Group discussed Mark's feedback on Section 627-Reasonable Standards. Mark suggested moving the requirements to the sub-division regulations so they would apply to all sub-divisions. Group agreed and updated the section to align to RSA 674.58 IV. Same update made to Section 631-Conditions of approval.

### Discussion on Growth Management Ordinance

Group discussed feedback from Mark Fougere regarding section 1401 Purpose; Add School enrollment increase to the Critical Issues. Group Agreed. Group discussed Mark's feedback to remove item 2 referencing the Well and Water issues,

“RSA 674:22, II speaks specifically to a “municipalities lack of capacity to accommodate growth” and the “municipalities need for additional services to accommodate growth”. In addition, in the Rancourt v. Barnstead decision, the court stated “ a GMO is valid only if it restricts projected normal growth no more than necessary to allow for an orderly and good faith development of municipal services.” Private well water is not a municipal service that the community provides and “capacity” is overseen by the NHDES. I just don’t see the nexus in using this issue for the GMO. If they want to study water resources in the community, that is fine, I don’t think they can control growth based on that.”

Group Agreed that while the Water issue is very important and will remain in the group’s recommendations, the Growth Management Ordinance is more defensible with the water issues removed.

Group discussed feedback from Mark Fougere regarding section 1403- Applicability, questioning if the town wants to discourage housing for older persons. Group reviewed the housing for older persons ordinance and found it was already exempted from any growth management ordinance; Town of Brookline Zoning and Land Use Ordinance, Section 2200, Housing for Older Persons. Group agreed to add exemption language for Housing for older persons in the Growth management ordinance.

**Michele** stated that the intention to increase housing for older persons should be stated in the towns Master Plan.

#### MEMBER’S CONCERNS

None

#### OTHER BUSINESS

None

#### REVIEW NEXT MEETING’S AGENDA

Review proposed edit of Subdivision regulations to add reasonable standards language.  
Review proposed edit of lot size changes in Zoning ordinance  
Review updated to Pump Testing standards from Roger Skillings with Well Water Committee

#### SCHEDULE NEXT MEETING

Next meetings scheduled for

- November 18<sup>th</sup> at 6:00pm-7:00pm in the Fire Station Conference room. (4 Bond St)

#### ADJOURNMENT

**Steve moved, seconded by Michele to adjourn the meeting; Voted Yes 5-0**

Meeting Adjourned at 6:59pm