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**TOWN OF  
BROOKLINE, NEW HAMPSHIRE**

**PLANNING BOARD**

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**PLANNING BOARD MEETING**

**Minutes**

**June 21, 2018**

**Present:** Eric Bernstein, Co-Chair (voting)  
Alan Rosenberg, Co-Chair (voting)  
Chris Duncan, Member, (voting)  
Tom Humphreys, Selectboard Representative (voting)  
Jill Adams, Alternate (voting for Ron)  
Valérie Rearick, Town Planner

**Absent:** Ron Pelletier, Member, Peter Keenan, Alternate

**Minutes**

Chris made a motion to approve the minutes of March 22, 2018 as written. Jill seconded. Vote yes 4-0.

Alan mad a motion to approve the May 17, 2018 Planning Board minutes as amended. Chris seconded. Vote yes 3-0

**Lot Consolidation for the Camp Tevya Lot C-31, E-15, and E-26**

Alan made a motion to sign the lot consolidation agreement form that will consolidate lots C-31, E-15, and E-26 all into one lot. All three lots will now be lot E-15. Chris seconded. Vote yes 3-0. Tom abstained.

Eric asked Jill to vote for Ron. Jill agreed.

**NRSP # 2018-D: F-77, Zachary Calo, Havana Asvaraksh. Home Business: “Feral Farm”**

In attendance for this hearing Zachary Calo and Havana Asvaraksh, applicants and abutters Jeffrey and Laurel Hill.

**Havana** said they are located at 27 Milford Street. She has studied dairy and agricultural for 6 years. They will be selling produce and baked goods only at this time. **Alan** said the application is completed, abutters have been notified, and the fees

have been paid. **Chris made a motion to accept case NRSP 2018-D: F-77. Alan seconded. Vote yes 4-0. Tom abstained.**

**Jill** asked what the acreage of this lot was. **Zach** said they have about three acres and there is a swamp in the back of the property. **Jill** asked what kind of animals they were going have. **Zach** said at some point they would like chicken but not at this time. **Alan** said that isn't part of this application. If you wanted to add chickens at a later date you would need to come back to the Planning Board. **Valérie** said they would also need different approval from the state at that point. **Zach** said the store area would be to the right or south side of the building if you are looking at it. Laurel and Jeffrey Hill abutters stated they had no issues or comments at this time. **Valérie** said the Fire Department had no issues. **Zach** said there is parking for two cars in the front on the concrete driveway. **Eric** read the condition of approval:

- The applicants shall discuss any changes to their activities with town Staff to ensure compliance with the regulations,
- There will be a compliance hearing one year after the date of approval of this application.

**Alan made a motion to approve case NRSP 2018-D: F-77 with the conditions of approval list on the staff report just read. Jill seconded. Vote yes 4-0. Tom abstained.**

### **Discussion regarding the possible creation of a Multi-Family Overlay District Ordinance**

**Valérie** said when the NRPC completed the Land Use and Regulatory Policy Audit for the Town they suggested to look into more affordable housing such as having a multi-family ordinance. **Valérie** said she has put together some information and samples of other towns' ordinances for the Board to review. The Board agree this was a good idea and they should work on this. **Alan** said he really like the wording Valerie had found from the town of Litchfield. The Board agreed. They agreed to add this to future agendas once they have looked into this further. The Board also agreed they will need to find out if the town's people want this before they put too much time and effort into adding this ordinance. The Board agreed to put something in the next newsletter and also look into holding a forum in October to see if there was any public interest.

**Alan** asked if there were any other ordinance items they needed to review this year. **Valérie** said the Conservation Commission had just sent an email asked if the Board would look into reducing the 50 wetlands buffer to 25 feet. She will add this to the next agenda for the Board to discuss.

### **Melendy Pond Committee**

**Chris** said he has been appointed on the New Melendy Pond Study Committee. The first meeting will be July 10, 2018.

### **NRPC**

**Jill** said the NRPC is looking for a new building with more space. They have narrowed it down to a building by Hobby Lobby in Nashua New Hampshire on Nashua Street.

**Economic Development Committee**

Valérie said there are no updates at this time.

**Capital Improvements Committee**

Alan said there is no update at this time.

**Adjourn**

Tom made a motion to adjourn at 8:06 pm. Jill seconded. Vote yes 5-0.

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

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

Chris Duncan, Member, \_\_\_\_\_

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

Tom Humphreys, Selectboard Representative, \_\_\_\_\_

The next Regular Planning Board meeting will be July 19, 2018.  
Minutes submitted by Kristen Austin.