



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

September 20, 2018

Present: Eric Bernstein, Co-Chair
Alan Rosenberg, Co-Chair
Chris Duncan, Member
Valérie Rearick, Town Planner

Absent: Ron Pelletier, Member Tom Humphreys, Selectboard Representative, Valerie Ogden, Selectboard Representative Alternate, Peter Keenan, Alternate, and Jill Adams, Alternate

Eric opened the meeting at 7:00 pm

Minutes

Not have enough members present at the August 16, 2018 meeting attended tonight's meeting to approve the minutes. These minutes will be reviewed at the October 18th, 2018 meeting.

Road Bond Extension of Sawtelle Road

In attendance for this discussion Dennis LaBombard, LaBombard Engineering, LLC
Dennis submitted another report on how the project was progressing, along with a new construction bond estimate to the Board for the Board's consideration. **Dennis** explained that the developer cannot get a building permit yet because the gravels still need to be put in. We probably will have another bond review at the October Planning Board meeting once the work is done.

Chris made a motion to send a letter to the Selectboard recommending the road bond reduction in the amount of \$526,007 (from \$634,600) for the completion of the extension of Sawtelle Road. Alan seconded. Voted YES 3-0.

Case 2018-2:F-2 Ruth M. Moran Family Trust, Tom Moran. 2-lot subdivision and lot line adjustment.

In attendance for this discussion: Randy Haight, Meridian Land Services, Tom Moran, owner and applicant.

Randy explained that the plan shows 4 existing lots. Lot F-2 is to be subdivided in 2 lots, one for the storage unit building, the other for Stoney Ledge business building. Lots F-4-1, F-4-2 & F-4-3

are part of an existing subdivision and the lot line adjustment with F-2 will make these 3 lots more square. The plan also shows a shared well used by Stoney Ledge and the Post Office.

Eric said that the notice has been posted, abutters notified and the application is complete.

Alan moved to accept the application. Seconded by Chris. Voted YES 3-0.

Chris asked about the sanitary system on F-4-1 because of the proximity of the well. **Randy** said that it is something that was addressed during the subdivision of F-4 and we had test pits done. There were no other comments from the Board of the public.

Eric read the proposed conditions of approval listed in the Staff Report.

Chris moved to approve the application with the condition of approval as stated in the Staff Report. Alan seconded. Voted YES 3-0.

Case 2018-1: C-4-8, C-20, 21, 24 Razzaboni Home Builders, Inc. 36 Lot subdivision off Countryside Drive and Ben Farnsworth Road. Continued from August 16, 2018.

In attendance for this hearing is Randy Haight Meridian Land Services, Dennis LaBombard, LaBombard Engineering, George Razzaboni, Razzaboni Home Builders (Applicant), Mark Fessenden (Co-applicant)

Site Walk

Eric said that the Board conducted a site walk on Saturday, September 8th. Attendees were: from the Planning Board: Alan, Chris and Peter. Applicants George Razzaboni and Mark Fessenden. Dennis LaBombard. Randy Haight. Resident Ann Somers was also present but did not walk the property.

Participants met past Ben Farnsworth Road, at the end of the turn around and walked part of the class VI road. Posts were installed every 50' to delineate the proposed new road. **Alan** said that people had a great feel about where the road is going to be.

Since the last meeting, Dennis did a fourth review of the application. Many items still needed to be addressed.

Randy provided the Board with revised plans but stated that there were items that needed to be reviewed and submitted a waiver request to extend the 65 day period for the Board to act on the application:

“On behalf of Razzaboni Home Builders, Inc. & the Mary B. Fessenden Revocable Trust, Meridian Land Services, Inc., per Subdivision Regulations Section 3.1.10, request a 65 day extension of the Project review period by the Planning Board of the Town of Brookline regarding the above referenced Project”. Letter dated September 20, 2018.

Randy went over a few things that were added to the updated plan submitted tonight. Note #18 about Off-Site Improvement was added as the commendation from the D.P.W Director was acceptable to the applicant.

Brookline Public Works is recommending, in-lieu-of off-site improvement fees, that Razzaboni Home Builders provide the Town of Brookline, prior to the issuance of a building permit, with an irrevocable letter of credit in the amount of \$45,000 to cover the fine grading and base coat paving of the Class V dirt portion of Ben Farnsworth Road and the apron at the fire cistern at the time of paving the portion of Ben Farnsworth that is upgraded from Class VI to Class V status. The town requires a 2” binder course. The section to be upgraded still must adhere to all town regulations pertaining to upgrading a road from Class VI to Class V. The work will be subject to the approval

of the Town Engineer. In the event the costs of fine grading and paving the Class V portion and apron at the fire cistern exceed \$45,000, the additional costs will be assumed by the Town.

Randy added that he shaded the proposed easements on the cover page: slope and grading easements, and the non-disturbance easements, as well as the drainage areas. **Alan** said that this was very helpful when looking at a plan and ask Randy how difficult it would be to show easements on future plans. **Randy** said he could do this. Additionally, Randy said that he added grading on page P-1.

Randy said that another waiver request was submitted to the Board regarding section 5.2.01 of the subdivision regulations regarding the drainage for lot C-4-8, C-20, 21 and 24 with the following explanation: *“The subdivision road & lot layout as presented to the board transects a hill feature between Countryside Drive and Ben Farnsworth Road in a north-south direction. Drainage from the lots are picked up to the degree possible by roadside swales and back-lot interceptor swales and directed to two proposed stormwater wet ponds. Certain areas of the property slope steeply and in directions that does not make it possible to direct the developed lot areas to the proposed ponds. Clearing of the land for the purpose of directing the runoff to the proposed ponds will only increase the Curve Number (CN) which creates additional runoff.”*

Dennis said he agreed with the waiver request which is appropriate.

The Board will act on this waiver request at the October 18th meeting.

Alan asked about the street light at the intersection of Ben Farnsworth and Countryside. **Randy** said that it was added on Page P-5.

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

65-day Waiver Request. *Alan moved to grant the waiver request from section 3.1.10 of the subdivision regulations. Seconded by Chris. Voted YES 3-0.*

Alan made a motion to continue Case 2018-1: C-4-8, C-20, 21, 24 Razzaboni Home Builders, Inc. 36 Lot subdivision off Countryside Drive and Ben Farnsworth Road to the October 18th, 2018 meeting. Chris seconded. Voted YES 3-0.

BUSINESS MEETING, Continued

Eric announced the October 4th, 2018 – 6:00 pm – at the Town Hall, to discuss a proposed Multi-Family Overlay District Ordinance.

Capital Improvements Committee

Alan said that he is working on finalizing the Plan with what he received. Once ready, he will email Valerie who will forward to the Selectboard and the Finance Committee.

Economic Development Committee

Valerie said that the next E.D. newsletter will go out by the end of next week.

Melendy Pond

Chris gave some feedback on what was discussed during their last meeting. The Committee sent a survey to M.P. residents and out of the 23 parcels, 14 survey were returned. Their last meeting will be mid-November and the Committee will have a warrant article for Town Meeting.

BCC, Buddy Dougherty, Re: Wildlife Corridor Discussion

Alan briefed Buddy about the site walk of the future Countryside Drive extension and subdivision conducted on September 8th. The Board primarily looked at the future road and also at the wildlife corridor. A large area will be subject to a non-disturbance easement in addition to the wetlands being protected and wetland buffer.

There was again a discussion about the fact the Planning Board preferred a conventional subdivision versus an open space concept for this subdivision, which was followed by a lengthy discussion by Buddy about connecting open space lots and have more and more open space land. Buddy then proceeded to offer some guidance to the Board on how to look at a plan, stating that sometimes the Planning Board is too “easy going” with the developers and should be more stringent and protective like Hollis and Milford.

Alan said that in the future we will make sure that the BCC gets an email if any future conceptual discussion for subdivision is submitted. It was noted that, in the past, the P.B. always had a BCC representative, except for the past 2 years which can be the problem as there is no more liaison between the two Boards. It was also noted that the P.B. has openings for Alternates and if anyone on the BCC would be interested, this would be an opportunity to get directly involved. Another discussion took place on how the BCC would review a plan. It was suggested to hold a common meeting in order for the BCC to provide input to the P.B. the same night, but Buddy expressed preference for an applicant to go to the BCC for any review with the applicant representative.

Valerie was directed to look at the subdivision regulations and add wording to request that an applicant goes to the BCC for review. She will forward to Kristen for the next BCC meeting.

Wetland Ordinance Revision. Webb Scales

Webb used the notes presented by Jill Adams during the last P.B. meeting and reorganized the entire ordinance. The goal is to make it clearer and move section around.

Among others, one discussion was to see if the Planning Board would be involved by making finding of fact during the Special Exception application review process. The consensus was no. A couple additional small modifications were suggested. Webb will finalize the amended ordinance and will email to Valerie, to forward to Town Counsel for review prior to the public hearings.

- The draft proposed changes will be attached to the hard copy of these minutes.

The Board thanked Webb for all the work done by him and the committee on this project.

Adjourn

Chris made a motion to adjourn at 9:50 pm. Alan seconded. Voted YES 3-0.

Alan Rosenberg, Co-Chair _____

Eric Bernstein, Co-Chair _____

Chris Duncan, Member _____

**The next Regular Planning Board meeting will be on October 18, 2018.
Minutes submitted by Valerie Rearick.**