



TOWN OF
BROOKLINE, NEW HAMPSHIRE
PLANNING BOARD

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PLANNING BOARD MEETING
Minutes
November 15, 2018

Present: Eric Bernstein, Co-Chair (voting)
Alan Rosenberg, Co-Chair (voting)
Chris Duncan, Member (voting)
Ron Pelletier, Member (voting)
Peter Keenan, Alternate

Absent: Valérie Rearick, Town Planner, Jill Adams, Alternate, and
Tom Humphreys, Selectboard Representative

Minutes

Alan made a motion to approve the minutes from October 18, 2018 as amended. Chris seconded. Vote yes 3-0. Eric, Alan, and Chris.

Sawtelle Road, Bond Revision

Eric read the Letter from Dennis which states the bond should be reduced from \$526,007.00 to \$241,356.25. They have been actively working on this road the Base pavement has been put down and the cistern tanks have been installed. Dennis said the first coat of pavement is a little light but they have a plan to correct that in the future. Chris massed a motion to recommend to the Selectboard that they reduce the road bond to \$241,356.25. Ron seconded. Vote yes 4-0.

Case 2018-1: C-4-8, C-20, 21, 24 Razzaboni Home Builders, Inc. 35 Lot subdivision off Countryside Drive and Ben Farnsworth Road. Continued from Oct. 18, 2018

In attendance for this discussion Randy Haight with Meridian Land Services and Dennis LaBombard, LaBombard Engineering (Town Engineer).

Randy said he has discussed this project with Fish and Game and AOT (Alteration of Terrain) for any comments they may have. Randy said he had added the non-disturbance easement to lot C-24-5 like Chris had asked at the last meeting. Attorney Parodi has written up the easements and they were delivered to the Planning Board office today. The Board agreed to add a condition that the Non-disturbance Easements shall be recorded prior to a building permit being issued.

Eric read the conditions of approval:

- All fees associated with the case review & meeting time (Town Engineer, Town Planner, and Town Counsel) shall be paid prior to the recording of the final plan.

- All new building lots are subject to an impact fee per the Brookline Zoning Section 2100, in four separate amounts. The impact fees of \$222.14 (for ambulance facility), \$1,304.24 (for Brookline school system), \$1,843.47 (for Hollis/Brookline Coop Middle School) and \$345.83 (New Police Station) are payable to the Town of Brookline at the time the Certificate of Occupancy is issued for each lot.
- Any engineering issues and/or recommendations identified by Town Engineer must be addressed and resolved prior to recording the plan at the Registry of Deeds.
- Any new and/or updated deeds shall be submitted and reviewed by Town Counsel prior to the recording of the final plan.
- A letter from the Surveyor shall be received stating that all bounds are in place before a Certificate of Occupancy is issued for each lot.
- Prior to the issuance of a building permit, in-lieu of Off-Site Improvement, a letter of credit in the amount of \$45,000 shall be provided to the Town.
- The applicant shall submit 8 paper copies of the final plan and a permanent, reproducible Mylar.
- A check in the amount of \$25.00 payable to Hillsborough County Treasurer shall be provided in order to record the final plan.
- The Financial Guarantees (Performance / Maintenance Guarantee) shall be submitted to the Planning board, for filing with the Selectboard, prior to the issuance of a building permit.
- Any changes to the final plan shall be submitted to the Board for review and approval.
- The Non-Disturbance Easement shall be recorded prior to the issuance of a building permit.
- All conditions of approval shall be printed on the final plan prior to its recording

Alan made a motion to approve application 2018-1: C-4-8, C-20, 21, 24 Razzaboni Home Builders, Inc. 35 Lot subdivision off Countryside Drive and Ben Farnsworth Road with the conditions of approval as listed on the staff report and the added condition requiring the non-disturbance easements be recorded before the issuance of a building permit. Ron seconded. Vote yes 4-0.

Capital Improvements Committee

Alan said they should be able to adopt it at the next Planning Board meeting.

Economic Development Committee

Eric said they are still discussing Welcome to Brookline signs and the Chili Cook of scheduled for February of 2019.

Melendy Pond Planning Committee

Chris said they will hold the last meeting on November 27, 2018 to finalize the report for the Selectboard.

Adjourn

Alan made a motion to adjourn at 8:15 pm. Chris seconded. Vote yes 4-0.

Alan Rosenberg, Co-Chair, _____

Eric Bernstein, Co-Chair, _____

Chris Duncan, Member, _____

Ron Pelletier, Member, _____

**The next Regular Planning Board meeting will be December 20, 2018.
Minutes submitted by Kristen Austin.**