



**TOWN OF
BROOKLINE, NEW HAMPSHIRE**

PLANNING BOARD

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PLANNING BOARD MEETING

Minutes

January 17, 2019

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

Absent: Eric Bernstein, Co-Chair, Jill Adams, Alternate, Tom Humphreys, Selectboard Representative, and Valérie Rearick, Town Planner

Alan asked Peter to vote for Eric. Peter agreed.

Minutes

Ron made a motion to approve the minutes of December 20, 2018 as amended. Chris seconded. Vote yes 3-0.

Public Hearing

Alan opened the public hearing: “in accordance with the provisions of NH RSA 675:3 and 675:7, the Brookline Planning Board will hold a public hearing to consider a petition to amend the zoning & land use ordinance on January 17, 2019 at 7:00pm at the Brookline Town Hall: to include Lot K-26 (Brookline Animal Hospital) in the Town’s commercial/Industrial District, which already abuts the towns Commercial / Industrial District along Route 13.”

Ron asked if the abutters have been notified of this. Alan said the notice has been posted and printed in the newspaper to notify the residents. This is the same process as for any other zoning amendments.

Attorney Matthew Sullivan was in attendance representing the applicant Margaret Monachelli. Attorney Sullivan reviewed the history of the property with the Board. The Brookline Animal Hospital was founded in 2012. This was run as a home business. This abuts the Commercial-Industrial zone. Over the years this business has grown, and they have asked for and received variances from the Brookline Zoning Board and a special permit from the Planning Board to continue to expand this business. This is in line with the Towns Master Plan. They would also like to be able to reside at this location if this business is ever sold. There is also plenty of community support for this business this came together in a few days’ time and she only needed 25 signatures but was able to get much more than was required. They grew faster than they had ever planned about 15% each year they now have 560 patients and 5 full time employees and 6 part-time employees. Ron said he is 100% for this but he

believes that they are not allowed to live in a commercial zone. After review of the ordinance the Board agreed: “due to Section 502 (j), residential dwelling units existing prior to March 14, 1992 and home businesses within these units subject to the provisions of Section 1700”, that if this is passed and becomes a commercial lot, they will be able to reside there and will not need to go before the Zoning Board.

Chris made a motion to close the public hearing. Ron seconded. Vote yes 4-0.

Alan said this will be voted on at the all-day voting the Tuesday before the deliberative session on Wednesday night. This will not be discussed at the town meeting (Wednesday night) except for whether it has passed or was defeated.

Chris said if there is any change to the business, they would need to go to the Planning Board to discuss. **Alan** said that is correct.

Ron made a motion that the Planning Board recommends adding this petition warrant article for the zoning change for lot K-26 be placed on the ballot for the all-day voting. Chris seconded. Vote yes 4-0.

Capital Improvements Committee

Alan said at the last meeting the Board had adopted the Capital Improvements Plan. **Alan** thanked the Board.

Economic Development Committee

Ron said they are planning the Chili Cook-Off. Also, Tad met with the company that built the Welcome to Milford Signs and they have come up with three designs. **Ron** handed out the designs for the Board to review.

Melendy Pond Planning Committee

Chris said they have completed three warrant articles that they have presented to the Selectboard to be placed on the Ballot this year for town meeting. Main goal is to cover the cost of the demolition of buildings.

Adjourn

Chris made a motion to adjourn at 8:00 pm. Ron seconded. Vote yes 4-0.

Alan Rosenberg, Co-Chair, _____

Chris Duncan, Member, _____

Ron Pelletier, Member, _____

Peter Keenan, Alternate (voting for Eric Bernstein), _____

**The next Regular Planning Board meeting will be February 21, 2019.
Minutes submitted by Kristen Austin.**