

# Recommendations to the Planning Board

## Brookline School and Town Services Study Committee

September 29, 2021

### **Committee Recommendations for 2021/2022** (in order of timeline, not priority)

1. Reinststate the Growth Management Ordinance
  - a. With the goal to pace the growth in Brookline to meet our region's annual average rate of population growth while allowing the Town to:
    - i. meet the demand for high quality education and school services while maintaining classroom sizes in accordance with the current and long standing school board policies;
    - ii. provide the town time to conduct a town-wide hydrogeological study of existing well water capacity and to protect existing water resources; and
    - iii. plan for increases in Town services in an efficient manner.
  
2. Update the Workforce Housing Ordinance to allow Workforce Housing development when the Town falls short of its Regional Fair Share of Workforce Housing, by
  - a. Providing long-term sustainable affordability;
  - b. Removing square footage limitations and aligning with affordability standards in accordance with RSA 674:58;
  - c. Updating Applicability Section to expand where mixed developments may occur;
  - d. Providing reduced lot size and frontage requirements for Workforce Housing;
  - e. Encouraging Mixed Developments;
  - f. Providing greater clarity with conforming definitions (IAW RSA 674:58) and resolving a conflict in definitions between Town and state definitions (aligned with the RSA's) to provide greater flexibility in the use of 2, 3 or 4 family dwellings;
  - g. Aligning paragraphs under the appropriate sections; and
  - h. Requiring an annual determination by the Planning Board on workforce housing to determine the Town's compliance with RSA 672:1, III-e and RSA 674:59 in accordance with the provisions of RSA 674:59 III.
  
3. Implement a Well Water Ordinance, to
  - a. Provide wells that are able to supply long term sustainable water yields of at least four (4) gallons per minute over a four (4) hour period; and
  - b. Provide wells that are safe for drinking and meet minimum testing requirements for potable water.

4. Update the Subdivision Regulations to include, but not be limited to:
  - a. Changing the Residential/Agricultural District lot size to be two acres;
  - b. Requiring a hydrogeological study before subdivision approval; and
  - c. Ensuring that Reasonable Standards including, but not limited to, Environmental Protection, Water Supply, Sanitary Disposal, Traffic Safety, Fire and Life Safety Protection are met for all new developments in Brookline.
  
5. Update the Master Plan, to include, but not be limited to;
  - a. Revising the Housing Chapter with 2020 U.S. Census Data and current information on housing goals and objectives; and
  - b. Conducting a review of the CIP, in light of faster than anticipated growth.
  
6. Update Impact Fee Schedule to include, but not be limited to the costs of;
  - a. Potential additions and renovations to the two elementary schools.

#### **Committee Recommendations for future work**

1. Review and revise Phased Development, if needed;
2. Establish an Independent Well Water Committee;
3. Evaluate the need for a community well water monitoring survey/program;
4. Updates to the Zoning Ordinance to include, but not be limited to, Definitions; and
5. Review of Zoning Ordinance - Review/Recommendations by NRPC.