



TOWN OF BROOKLINE, NEW HAMPSHIRE
PLANNING DEPARTMENT

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Planning Board Minutes
September 1, 2022

Present: Alan Rosenberg, Co-chair
Eric Bernstein, Co-chair
Scott Grenier, Member
Chris Duncan, Member
Steve Russo, Selectboard Representative
Brendan Denehy, Selectboard Representative Alternate
Eric Pauer, Alternate
Staff: Michele Decoteau, Town Planner

General Business

A. Rosenberg called the meeting to order at 7:04 PM and read the rules for a hybrid meeting.

Mail

The Board reviewed mail folder. No comments.

Minutes of July 21, 2022

On the last page, DPW

E. Bernstein MOVED to accept the corrected minutes of July 21, 2022. S. Grenier SECONDED.

Discussion: None

Vote: All in favor (5 – aye, 0 – nay, 0 – abstain).

Minutes of August 18, 2022

On the last page, add “S. Grenier”

S. Grenier MOVED to accept the minutes of August 18, 2022, as amended. C. Duncan SECONDED.

Discussion: None

Vote: All in favor (5 – aye, 0 – nay, 0 – abstain).

Master Plan – Vision Subcommittee formation

The Board discussed how many people should be on the Vision Subcommittee and what they will be asked to do. The Board decided that this group will help facilitate the community visioning process and handle the logistics of arranging the meetings. This committee will also determine the questions that may be used for electronic surveys. The Board wants to have representatives from the Select Board, Conservation Commission, Historical Society and two at large members. M. Decoteau will share the request for members to the appropriate boards/commissions and post for at-large members.

Invest NH grant for housing related planning

M. Decoteau shared the information from InvestNH and the Board discussed applying for the Needs Analysis and Planning Grants. The Board agreed this would be a good opportunity and fit into the Master Planning process. M. Decoteau was directed to apply and reach out to NRPC to enquire about any regional opportunities for a shared application.

ARPA funds – discuss if the Planning Board wants to put forward a project

The Board discussed the need for a hydrogeological examination of Brookline to learn more about the drinking water aquifer. The Board agreed having a third party provide the information would help determine if any Ordinance or Regulation changes should be made to protect the aquifer. M. Decoteau will prepare a draft memo and send it to the Board for review and submit to the Select Board.

CIP Update

A. Rosenberg reviewed next steps for the Capital Improvement Plan. There was a short discussion on what could be included and how far in the future the plan looks. Any capital project should be included and the plan covers six years in the future.

Ordinance list for review and prioritization

The Board discussed the list of Ordinances for review. A few items, such as Section 800 and mixed zoning are priorities because they are straightforward. Webb Scales (ZBA Member) has offered to write a first draft of Section 800 and Town Counsel provided a few examples of Mixed Zoning ordinances. M. Decoteau will write a first draft for the next Meeting.

The Board reviewed the list of definitions and recognized that some were duplicates and others were out of date. The Board agreed to review the definitions and revise before the next meeting.

The Board discussed moving Work Force Housing, Housing for Older Persons, and Open Space Development into a single section and use a flow chart. M. Decoteau will provide a first draft for the next meeting for review and comment.

Churches, parish houses, convents, etc., were discussed. The Board desired to be more inclusive and clarify the mixed residential uses.

The Board briefly discussed the Work Force Housing Ordinance and the 30-year end to affordability. M. Decoteau will confer with Town Counsel regarding the limit.

The Board discussed the Sign, Driveway, Multifamily Overlay District, Lighting and Bed & Breakfasts Ordinances and waiting until after the community crafts a vision for the Master Plan. A set of Performance Standards was discussed as a means to build a community that matches that vision.

Changes to approved subdivisions

The Board decided by consensus that any amendments to a subdivision will be treated like other applications. Applicants who want to make change to an approved plan may come before the Board for a consultation to determine if a full amended subdivision plan is required or they may apply for an amended subdivision plan. Any proposed change needs to be provided in writing.

Town Counsel opinion

The Board decided by consensus to have the Board Co-chairs review Town Counsel's opinion and determine what, if any, privilege to waive. The whole Board will review the opinion at the next regular meeting.

C. Duncan MOVED to adjourn the meeting at 10:13 PM. E. Bernstein SECONDED.

Discussion: None

Vote: All in favor (5 – aye, 0 – nay, 0 – abstain).

Respectfully Submitted by Michele Decoteau, Town Planner

Approved on: 09.15.2022