



TOWN OF
BROOKLINE, NEW HAMPSHIRE

Planning Department

P.O. Box 360 – 1 Main Street
Brookline, NH 03033

**Planning Board Minutes
November 3, 2022**

Present: Eric Bernstein, Co-chair
Alan Rosenberg, Co-chair
Scott Grenier, Member
Steve Russo, Selectboard Representative
Eric Pauer, Alternate
Jay Minkarah, Nashua Regional Planning Commission

Absent: Chris Duncan, Member

Staff: Michele Decoteau, Town Planner

General Business

A. Rosenberg called the meeting to order at 7:02 PM.

Mail

The Board reviewed mail folder. No comments.

Minutes 2022.10.20

The Board made three corrections: Pauer was misspelled, a typo was corrected in the date of the previous meeting, and a clarification was added.

S. Grenier MOVED approve the minutes of October 20, 2022, as amended. E. Pauer SECONDED.

Discussion: None

Voice vote: All in favor (4 – ayes, 0 – nays, 0 – abstain).

A. Rosenberg asked E. Pauer to vote for C. Duncan. E. Pauer agreed.

Review of Proposed Changes to ZO Section 200

M. Decoteau reviewed the definition changes being proposed. The Board discussed the need for a voter's guide. A. Rosenberg volunteered to help with the video voter's guide.

The definition of "Elderly" would be deleted as it is not used in the Ordinance anywhere. It conflicts with the Housing For Older Persons.

The definition of 'Regulatory Floodway' is first defined in Section 1200 and used for the first time in Section 300. The Board agreed to move it and use a cross reference in Section 1200.

The definition of Development is first used in Section 300 but isn't defined until Section 1200. The Board agreed to move it and add a cross reference.

Non-Conforming Use & Nonconforming Use was changed slightly and the Board agreed to use the spelling: Nonconforming. This will be changed throughout the ZO and the definition will be moved to Section 200 from Section 1300.

Junk yard & Junkyard. This definition appears twice and both forms of Junkyard are used throughout the Zoning Ordinance. The use of the word appears for the first time in Section 300. The Board agreed to leave the definition in Section 200, put a cross reference in Section 1300, and conform the spelling to Junkyard.

Review of Proposed Changes to ZO Section 300

The Board made no substantive changes to the proposed language other than "Junkyard" as one word and change "Town Dump" to Transfer Station.

Review of Proposed Changes to ZO Section 400

The Board reviewed the Uses Permitted in both districts and thought it was accurate.

Review of Proposed Changes to ZO Section 800

The Board made minor changes to Section 800.02 d – by adding the cross reference to section 303.02. The same conforming change was made to 800.03 e.

Review of Proposed Changes to ZO regarding Housing for Older Persons, Workforce Housing, and Open Space Development

J. Minkarah reviewed the three Ordinance Sections with the Board. The intent of each of the ordinances was discussed and how to conform them to each other. The HOP Ordinance was discussed and the Board discussed ways to better serve older persons such as requiring covered parking and accessible entrances.

Manufactured housing Ordinance was discussed briefly as a path to Work Force Housing. The Board discussed the type of changes needed and desired. This may be more than can be accomplished this year.

The Board agreed to propose the removal of the exemption of HOP from the Growth Management Ordinance.

After further discussion, the Board decided, by consensus to ask J. Minkarah to conform the HOP and WFH Ordinances. The Board discussed a more thorough review for next year.

GMO Update – before November 30, 2022

The Board agreed to hold a public hearing to review the materials sent by Superintendent Corey.

CIP update

A. Rosenberg shared that the final draft is ready for review. He will not be available at the next Planning Board meeting and has asked the Capital Improvements Committee to attend and answer any questions the Board has. The library submitted their requests a few days ago, missing the deadline. The Board decided not to include any of the projects at this time, but the CIC did offer prioritization and will include them in the spring.

Invest NH grant application update

M. Decoteau provided the Board with a draft and asked for comments.

General business and staff update

1. ARPA funding was approved for Hydrogeological Study of Brookline. M. Decoteau is working on an RFP to solicit bids.
2. Hazard Mitigation Plan update. M. Decoteau is serving on the committee and will report back any updates.
3. Upcoming Webinars:
 - a. Planning for a Resilient New Hampshire - Nov 10
 - b. Floodplain Management for Municipal Officials – Nov 14

E. Beristain MOVED to adjourn the meeting at 9:43PM. S. Grenier SECONDED.

Discussion: None

Vote: All in Favor

Respectfully submitted by Michele Decoteau. Approved on: 2022.11.17