



TOWN OF  
BROOKLINE, NEW HAMPSHIRE

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

**Planning Board Minutes  
December 1, 2022**

**Present:** Eric Bernstein, Co-chair  
Alan Rosenberg, Co-chair  
Scott Grenier, Member  
Steve Russo, Selectboard Representative  
Eric Pauer, Alternate (virtually)  
Chris Duncan, Member

**Staff:** Michele Decoteau, Town Planner

**Attendees:** Jay Minkarah (Nashua Regional Planning Commission)

**General Business**

A. Rosenberg opened the meeting at 7:04 PM and ready the hybrid meeting rules.

Review Mail – there was no mail.

Minutes Nov 17, 2022

Line 92 ... add “made”

Line 161 ... “missing” not “mission”

**C. Duncan MOVED to accept the minutes of November 17, 2022, with corrections. S. Russo SECONDED.**

Discussion: None

E. Bernstein – aye

E. Pauer – aye

C. Duncan – aye

S. Grenier – aye

S. Russo – aye

A. Rosenberg – abstain. (5 – ayes, 0 - nays, 1 abstain). Motion carried.

**Road Review:**

SD#2018.1:C-4 – Countryside Drive

The Board reviewed the three reports from Dennis LaBombard and Mike Vignale. M. Decoteau completed a site visit on 12/1/22 on Phase 2. She reported that all of the issues raised, with the exception of one boundary marker, had been addressed. Meridian verbally confirmed they had replaced the missing bound after the site visit. The Board requested M. Vignale review the bond amount and recommend what the new bond should be for the December 15 meeting.

The Board discussed Phase I. Dennis LaBombard prepared a review of the road and made a recommendation on changes to the road bond. The Board asked about the drainage structures and if

they were ready to be accepted. The Board asked M. Vignale to review the drainage structures for the December 15 meeting.

J. Farwell joined the meeting and asked if Phase 2 could be recommended for approval and the Board declined since they needed a recommendation from the Town Engineer regarding the bond amount. Both Phases of Countryside will be addressed at the December 15 meeting and the Board expressed that a recommendation for acceptance would be likely.

SD#2016-3J-16 – Eastman Drive and Marjorie Drive

D. LaBombard provided the Planning Board with a letter stating that the concerns raised at the Nov 17 meeting had been addressed. M. Decoteau noted that she had receive documentation of the engineering certification of the retaining wall on Marjorie Drive.

**E. Bernstein MOVED to recommend to the Selectboard that they accept Marjorie Drive and Eastman Drive and reduce the bond accordingly. C. Duncan SECONDED.**

Discussion: None

E. Bernstein – aye

A. Rosenberg - aye

C. Duncan – aye

S. Grenier – aye

S. Russo – aye (5 – ayes, 0 - nays, 0- abstain). Motion carried.

### **Review proposed changes to and schedule Public Hearings**

#### **Section 200 – Definitions**

The Board briefly discussed the definition changes. No public comments. By consensus, the Board decided that this draft was ready for public hearing.

#### **Section 300 - General Provisions**

The Board discussed the changes proposed. The Building Inspector requested some additional changes to help with enforcement. The Board wanted to review the changes and hear from the Building Inspector before moving this to a public hearing. There were no public comments.

#### **Section 400 – Table of Uses**

The Board decided to remove the parenthetical notes and otherwise determined by consensus, this draft was ready for a public hearing. There were no public comments.

#### **Section 800 – Nonconforming Uses, Structures, and Lots**

The Board discussed the draft. They asked for public comments.

Kyle Khrong (78 Pepperell Road) spoke about his experience with trying to replace a manufactured home on a wonky lot. He spoke about how difficult it was to build on nonconforming lots and if he had to go to the ZBA they may prevent him from building on his lot. The Board discussed current requirements and the definition of “grandfathered” that would allow K. Khrong to rebuild on his lot. Currently he would have to request a variance under scenario “C”. K. Khrong said he feared these changes would delay projects and make it harder to build on a unique piece of property.

The Board determined by consensus, this draft was ready for a public hearing.

#### **Section 620 – Workforce housing**

J. Minkarah reviewed the changes he proposed. In the purpose he noted that Workforce Housing is an Innovative Land Use control. The requirements should be either a site plan or a subdivision plan. In addition, he corrected 626.00 I to read “developments” rather than dwellings. There were a few other minor changes.

The Board determined by consensus this draft was ready for a public hearing.

#### Section 1500 – Open Space Developments

J. Minkarah shared the draft Section 1500. The major change was to codify the process of how an applicant provides a Yield Plan.

The Board determined by consensus this draft was ready for a public hearing.

#### Section 2200 – Housing for Older Persons

J. Minkarah shared the draft Section 2200. The changes he proposed included some changes to contemplate development that is all rental units or condominiums. Changes were made the requirements for the Community Center and removing the exemption of the HOP developments from the Growth Management Ordinance. There was discussion of impact fee exemptions.

The Board determined by consensus this draft was not ready for a public hearing and would need at least another draft.

#### Section 1400 – GMO

The Board reviewed the draft of the GMO and still had questions about the distribution of permits and the Sunset Clause.

The Board determined by consensus this draft was not ready for a public hearing and would need at least another draft.

### **General Business and Staff Update**

M. Decoteau provided the Board with the final approved draft of the CIP noting the updated front page and the confirmation of the number on Page 35.

### **Nonpublic Session**

**C. Duncan MOVED to go into Nonpublic Session for reason RSA 91-A:3(I). E. Bernstein SECONDED.**

Discussion: None

- A. Rosenberg - aye
- E. Bernstein – aye
- C. Duncan – aye
- S. Grenier – aye
- S. Russo – aye (5 – ayes, 0 - nays, 0- abstain). Motion carried.

**C. Duncan MOVED to return to public session. S. Grenier SECONDED.**

Discussion: None

- A. Rosenberg - aye
- E. Bernstein – aye
- C. Duncan – aye
- S. Grenier – aye

S. Russo – aye (5 – ayes, 0 - nays, 0- abstain). Motion carried.

**C. Duncan MOVED to seal the minutes to maintain privilege. S. Grenier SECONDED.**

Discussion: None

A. Rosenberg - aye

E. Bernstein – aye

C. Duncan – aye

S. Grenier – aye

S. Russo – aye (5 – ayes, 0 - nays, 0- abstain). Motion carried.

### **Adjourn**

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

Discussion: None

E. Bernstein – aye

A. Rosenberg - aye

C. Duncan – aye

S. Grenier – aye

S. Russo – aye (5 – ayes, 0 - nays, 0- abstain). Motion carried.

Submitted by Michele Decoteau, Secretary and Town Planner

Approved on 01.05.2023