



TOWN OF  
BROOKLINE, NEW HAMPSHIRE

Planning Department

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

**Planning Board Minutes  
January 12, 2023**

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

**Staff:** Michele Decoteau, Town Planner

**Attendees:** Jay Minkarah, Nashua Regional Planning Commission

**Public Hearing**

**A. Rosenberg opened the public meeting and read the hybrid meeting rules. A. Rosenberg** read the public notice and opened the Public Hearing at 7:00 PM. This Public Hearing will review proposed changes to Zoning Ordinance Sections 300, 1400, and 2200.

**A. Rosenberg MOVED to open the Public Hearing as stated in the public notice. S. Russo SECONDED.**

Discussion: None

Vote: All in Favor (5 – ayes, 0 - nays, 0- abstain). Motion carried.

**Section 300 – General Provisions**

The Board reviewed the changes being proposed – conforming Junkyard spelling, requiring State approved septic systems, and clarifications to zoning enforcement.

There were no comments from the Board or public.

**E. Bernstein MOVED to recommend to the Selectboard the amended Section 300 be added to the Town Warrant for 2023. S. Russo SECONDED.**

Discussion: None

Vote: All in Favor (5 – ayes, 0 - nays, 0- abstain). Motion carried.

**Section 1400 – Growth Management**

The Board noted that the changes make the process clearer and that this will change numbering of the sections.

**S. Grenier MOVED to recommend to the Selectboard the changes to Section 1400 Growth Management be added to the Town Warrant for 2023. E. Bernstein SECONDED.**

Discussion: None

Vote: All in Favor (5 – ayes, 0 - nays, 0- abstain). Motion carried.

Section 2200 – Housing for Older Persons

Jay Minkarah reviewed the changes proposed. The Board and J. Minkarah noted that formatting would need to be revised with the changes proposed.

The Board noted the changes but had no questions. There were no questions from the public.

**E. Bernstein MOVED to recommend to the Selectboard the changes to Section 2200 Growth Management be added to the Town Warrant for 2023. S. Grenier SECONDED.**

Discussion: None

Vote: All in Favor (5 – ayes, 0 - nays, 0- abstain). Motion carried.

**C. Duncan MOVED to close the Public Hearing. E. Bernstein SECONDED.**

Discussion: None

Vote: All in Favor (5 – ayes, 0 - nays, 0- abstain). Motion carried.

**Proposed Ordinance changes to Sections 620 and 800**

The Board and J. Minkarah briefly discussed the changes proposed to Section 620. Formatting was discussed and noted.

Per Town Counsel's recommendations, and as agreed to at the last Planning Board meeting January 5, 2023, the Board agreed to remove the proposed changes to the location of the word "use" in Section 800.02 b and remove the proposed changes to 800.02 c. The Board briefly discussed the advice given by Counsel last fall to consider a Special Exception as a way of gently regulating and protecting both land owners and abutters. The Board agreed this was a good idea and added this to list of work for 2023.

**Adjourn**

**E. Bernstein MOVED to adjourn the meeting at 7:54 PM. C. Duncan SECONDED.**

Discussion: None

Vote: All in Favor (5 – ayes, 0 - nays, 0 - abstain). Motion carried.

Respectfully submitted by M. Decoteau

Approved on: 01.19.23