



TOWN OF
BROOKLINE, NEW HAMPSHIRE

Planning Department

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

Thursday, February 2, 2023
Meeting Minutes

Present: Eric Bernstein, Co-chair
Alan Rosenberg, Co-chair
Scott Grenier, Member
Chris Duncan, Member
Brendan Denehy, Selectboard Representative Alternate
Eric Pauer, Alternate (Virtually)

Absent: Steve Russo, Selectboard Representative

Staff: Michele Decoteau, Town Planner

Attendees: Webb Scales

General Business

E. Bernstein called the meeting to order at 7:02 PM and read the hybrid meeting rules. B. Denehy will serve for S. Russo who was ill.

E. Bernstein read the Public Notice.

Public Hearing

B. Denehy MOVED to open the Public Hearing at 7:04 PM. C. Duncan SECONDED.

Discussion: None

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

E. Bernstein noted that Section 620 had been addressed at the previous Public Hearing and this was a continuation of that hearing to discuss only Section 800 Nonconforming Uses, Structures, and Lots.

M. Decoteau reviewed the changes that were proposed. The Board had a few grammatical suggestions. Town Counsel's review was read and discussed.

There were no comments from the Board or the public.

S. Grenier MOVED to recommend to the Selectboard the amended Section 800 be added to the Town Warrant for 2023. C. Duncan SECONDED.

Discussion: None

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

C. Duncan MOVED to close the Public Hearing at 7:19 PM. A. Rosenberg SECONDED.

Discussion: None

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

General business and staff update

Review Executive Summaries for proposed Ordinance changes and Ballot language – The Board clarified the wording for Section 800. This change untangles Section 800 subsections from each other. The Board summarized the changes:

Amend Section 800 NONCONFORMING USES STRUCTURES AND LOTS to clarify this section to allow for the lawful continuance of nonconforming uses, lots, and structures; remove the diagram and replace it with text; clarify subsections on uses, lots, and structures; and further align with Section 900.

Minutes from previous meetings

Minutes from 01.19.2023

Mix of “aye” and “yes” – be consistent

R. Rosenberg should be A. Rosenberg

C. Duncan MOVED to approve the minutes of 01.19.2023 as amended. A. Rosenberg SECONDED.

Discussion: None

Voice vote: All in Favor (4 – ayes, 0 – nays, 1 – abstain (B. Denehy)). Motion carried.

RFP for a hydrogeologist

The Board reviewed the current draft. The Board asked for an additional review of the RFP by a hydrogeologist to ensure it was what a hydrogeologist might expect. The Board recommended adding that monitoring wells may be added in the future.

Discuss review of By-laws (schedules, deadlines, etc.)

The Board noted that the by-laws should be gender neutral and were not sure that had been completely changed. The Board agreed to review the current by-laws and consider where to add to some of the changes that were desired. This will be addressed at the meeting after Town Meeting.

Staff Update

M. Decoteau asked how much change or expansion would a businesses need to make in a use to trigger the need for a site plan or an amended site plan. The Board provided guidance.

M. Decoteau discussed the need for a subcommittee to be formed for potential Ordinance changes for next year. This was just for the Board to begin thinking about.

C. Duncan MOVED to adjourn at 8:55 PM. A. Rosenberg SECONDED.

Discussion: None

Voice vote: All in favor (5 – ayes, 0 – nays, 0 – abstain).

Respectfully submitted by Michele Decoteau.

Approved on: 2023.02.02

Documents:

Opinion from TC regarding Section 800

Draft RFP for a Hydrogeologist