



TOWN OF
BROOKLINE, NEW HAMPSHIRE

Planning Department

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

Thursday, February 16, 2023
Town Hall Meeting Room
Meeting Minutes

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

General Business

A. Rosenberg called the meeting to order at 7:03 PM and read the hybrid meeting rules.

Minutes and review mail

01.19.2023 Nonpublic Minutes

C. Duncan MOVED to approve the nonpublic meeting minutes of 01.19.23 as written.

E. Bernstein SECONDED.

Discussion: None

All in favor (4 – ayes, 0 – nays, 1- abstain (S. Russo)).

02.02.2023 Minutes

Line 44 ... add "SECONDED" after C. Duncan.

E. Bernstein MOVED to approve the meeting minutes of 02.02.23 as amended. C. Duncan SECONDED.

Discussion: None

All in favor (4 – ayes, 0 – nays, 1- abstain (S. Russo)).

Public Hearings & Applications

SP#2023:G-045-9 - Laureen MacLean is proposing to continue to operate "Winterberry Farm Educational Center" and add hosting events like weddings, parties, showers, anniversaries and holiday gatherings to the approved Site Plan dated March 18, 2021. The property is 3.1 +/- acres and located in the R/A District. – **Applicant withdrew their application.**

D-007 – Conceptual Discussion regarding a Conventional and Open Space Subdivision

Sam Foisie (Meridian Land Services) spoke for the landowner, Federal Hill Properties. Lot D - 007 is 21.75 acres. S. Foisie showed a convention subdivision plan with approximately 1200 feet of road and lots about 2.5 acres on average. He showed an open space development with the same number of residential lots that were on average 1.25 acres, and an 800-foot-long road. This plan included a 13 acre open space lot. Both plans showed the existing quarry as a source of fire protection.

The Board asked about steep slopes, if test pits had been dug, the location of the entrance from Route 13, stone walls, and if there might be a streetlight. S. Foisie noted that the current plan is to access the quarry pond through the break in the stone wall. The road slope was discussed and the Board said they preferred less slope on the road. S. Foisie noted that the road he was proposing was sloped down at the entrance for stormwater. The amount of open space was noted and that it left the wetlands undisturbed.

The Board briefly discussed which plan they preferred.

E. Bernstein MOVED to make a finding that after the conceptual discussion on lot D-007, the Open Space Development is the preferred option for the following reasons:

- Shorter road length,
- Slopes are kept undisturbed,
- Generous open space that won't disturb wetlands,
- Greater benefits to natural resources, and
- Increased buffer requirements.

C. Duncan SECONDED.

Discussion: None

All in favor (5 – ayes, 0 – nays, 0- abstain).

Planning Board's Sub-Committee Reports

None

Other Business

By-law update

M. Decoteau shared the two by-law documents from last year. She agreed to merge the two documents and asked the Board to be ready to review in March. The Board discussed logistics of commenting.

Staff and Board Updates

Appointed and Elected PB members with appointed alternates

M. Decoteau shared that between E. Pauer and her research, alternates will be appointed even after Board members are elected.

Voter's Guide

M. Decoteau said that she and Peter Webb have completed the majority of the voter's guide. She shared a document called "Orderly Growth" from January 1977 that was a voter's guide from the Planning Board to the residents of Brookline.

Webpage – what should be on Planning Board page? updates?

The Board will consider what additional items should be on the Board Page and Planning Department Page. The board suggested adding links to the new RSAs, training information, and a video message from the co-Chairs.

RFP for Hydrogeologist

M. Decoteau reported that the RFP is being reviewed and she will share with the Board when it is complete for direction on when to open the RFP.

RFP for Planning support

M. Decoteau noted that the next step is the Selectboard signing the contract. Brookline's purchasing policy will require the Board seek at least 3 bids.

Potential Alternate

A. Rosenberg introduced Ken Madsen as a potential alternate. K. Madsen shared a bit about his background and will plan to attend more meetings.

Ballot

A. Rosenberg asked about the ballot for proposed Zoning Ordinance changes. He said that it was listed in the Selectboard meeting as a single warrant. M. Decoteau agreed to follow up with the Town Administrator and Town Clerk to confirm.

Adjournment

C. Duncan MOVED to adjourn the meeting at 8:49 PM. E. Bernstein SECONDED.

Discussion: None

All in favor (5 – ayes, 0 – nays, 0- abstain).

Respectfully submitted by M. Decoteau

Approved on: 03.16.2023