



BROOKLINE, NEW HAMPSHIRE

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

Thursday, June 1, 2023  
Town Hall Meeting Room  
7:00 PM  
Meeting Minutes

**Present:** Eric Bernstein, Co-chair  
Alan Rosenberg, Co-chair  
Chris Duncan, Member  
Scott Grenier, Member (Virtual until 7:40 PM)  
Steve Russo, Selectboard Representative  
Eric Pauer, alternate (Virtually)  
Ken Madsen, alternate (Virtually)  
**Staff:** Michele Decoteau, Town Planner

### 1. General Business

A. Rosenberg called the meeting to order at 7:03 PM and read the hybrid meeting rules. S. Grenier confirmed he could hear the Board and the Board could hear him over zoom.

### 2. Minutes and review mail

Mail – no comments

05.18.23 Minutes

Line 106 – add: Board and applicant discussed the Subdivision Regulations and that a major subdivision cannot be approved in the same meeting it is accepted.

**C. Duncan MOVED to approve the minutes of Thursday May 18, 2023, as amended. E. Bernstein SECONDED.**

Discussion: None

Roll Call vote:

- A. Rosenberg – aye
- C. Duncan – aye
- E. Bernstein – aye
- S. Grenier – aye
- S. Russo – abstain. (4 – ayes, 0 - nays, 1 - abstain). Motion carried.

### 3. Planning Board's Sub-Committee

The Board discussed the appointment process and asked to have the sub-committee members share information about why they want to be on the committee.

7:40 PM – S. Grenier joined the meeting in person

#### **4. Other Business**

Site Plan Regulation Review – The Board noted some places where there were inconsistencies in how RSAs were noted that need to be addressed. The Board discussed the process of a site plan application: Preliminary, Design review, and Final. The Board discussed making this consist with Subdivision Regulations and what the purpose of the Design Review is. The Definitions were briefly reviewed and it was noted that some definitions are in the Zoning Ordinance.

Subdivision Regulation Review – The Board requested some of the gender specific language be updated and clarification of who signs for approval be added. The expedited process for a minor subdivision should be clarified and the word subdivider be removed in favor of applicant. The Board had the same concerns about how RSAs are noted in the regulations and that the steps for an applicant should be consistent with the Site Plan Regulations and more clearly specified.

The Board discussed the idea of making Open Space Subdivisions the norm and traditional subdivisions the exception to reflect the Master Plan. Current language in the Open Space Subdivision Ordinance could be interpreted to do that for any parcels over 20 acres that are being subdivided.

The Board asked that both regulations be added to the Planning Board OneDrive so the Board members could make suggestions.

NRPC Report - S. Russo reported on the last two meetings he attended as the NRPC Commissioner. He noted that there four were speakers at the Annual Meeting and they discussed housing and economic development. At the last regular quarterly meeting, the Commission discussed transportation and available funds for projects.

#### **5. Adjournment**

**E. Bernstein MOVED to adjourn the meeting at 9:22 PM. C. Duncan SECONDED.**

**Discussion: None**

All in favor.

Respectfully submitted by M. Decoteau Approved on: 07.06.2023