



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

Thursday, March 7, 2024
Town Hall Meeting Room
Meeting Minutes

Present: Eric Bernstein, Co-chair
Alan Rosenberg, Co-chair
Chris Duncan, Member
Scott Grenier, Member
Jennifer Dolloff (Alternate)
Eric Pauer (Alternate)
Staff: Michele Decoteau, Town Planner

1. Call to Order

A. Rosenberg opened the meeting at 7:02 PM and read the hybrid meeting rules.

2. Public hearings

A. Rosenberg read the public hearing announcement.

7:03 PM. A. Rosenberg read the Public Hearing notice regarding Section E that will include all Planning Board applications from the Brookline Zoning Ordinance; Subdivision, Site Plan, and Excavation Regulations. These will include minor revisions and a table of contents.

M. Decoteau noted that this was just a gathering of the applications from the Ordinance and Regulations with the only change is two applications retained the notation that the Planning Board had 90 days from acceptance to approve an application. The Board only has 65 days to approve or disapprove the application. S. Grenier noted that the table of contents and headers were easy to read.

There were no further comments from the Planning Board or public.

E. Bernstein MOVED to close the public hearing on the regulation changes. C. Duncan SECONDED.

Discussion: None

All in favor (4 - yes, 0 - no, 0 - abstain) motion carried.

E. Bernstein MOVED to enact the changes to the Regulations. C. Duncan SECONDED.

Discussion: None

All in favor (4 - yes, 0 - no, 0 - abstain) motion carried.

3. Minutes & Mail

Mail – Noted

Minutes

2024.02.15 public meeting minutes

S. Grenier MOVED to approve the minutes of February 15, 2024, as amended. C. Duncan SECONDED.

Discussion: None

All in favor (3 - yes, 0 - no, 1 - abstain - A. Rosenberg) motion carried.

2024.02.15 nonpublic meeting minutes

E. Bernstein MOVED to approve the nonpublic meeting minutes of February 15, 2024. S. Grenier SECONDED.

Discussion: None

All in favor (3 - yes, 0 - no, 1 - abstain - A. Rosenberg) motion carried.

The Board decided to discuss 2002.04.18 Nonpublic Minutes in nonpublic session at the end of the meeting.

4. Public Hearing on Case SD#2024-1:F-034 - Federal Hill Properties, LLC – Continued from 02.15.2024

7:12 PM A. Rosenberg opened the public hearing on case SD#2024-1:F-034 and read the public notice. S. Foisie noted that the exhibit from Sam Ingram, LLS, showed on a D-sized plan the distance from the Fire Pond to the driveway and he'd certified it was 4,480 feet. M. Decoteau showed the map.

E. Bernstein MOVED to make the following FINDINGS:

1. This Plan, Cuttler and Burham Subdivision of Land of Federal Hill Properties, LLC Tax Map F, Lot 34, dated August 23, 2023 and revised through 1/30/2024, meets the subdivision regulations with the waivers granted and noted on recorded Plan #42001.
2. The Fire Protection is noted in a letter from the Fire Department dated 1/30/2024 and Fire Protection Drafting Site Distance Exhibit, by Sam Ingram, LLS dated 2/21/2024.

C. Duncan SECONDED.

Discussion: None

All in favor (4 - yes, 0 - no, 0 - abstain) motion carried.

E. Bernstein MOVED to approve SD#2024-1:F-034 & F-034-1 and noted the following conditions:

1. Applicant must pay fees within 30 days of invoice from the Planning Department.
2. Applicant must provide a recordable mylar within 30 days of approval
3. Applicant must provide a pre-paid mailing tube addressed to the HCRD and provide payment for recording within 30 days of approval. (\$25 separate check to the Hillsborough County Treasurer, \$26 to the Town of Brookline for the cost of recording 1 Size D plan
4. Selectboard, abutters, and anyone who can show they are affected by this decision – have 30 days to appeal this decision.

C. Duncan SECONDED.

Discussion: None

All in favor (4 - yes, 0 - no, 0 - abstain) motion carried.

5. Master Plan - Review Land Use Chapter

The Board discussed the goals of conserving 25% of the land in Brookline. They noted that there was a lot of support from the Community Survey for at least 25% permanently protected conservation land. The Board wanted to confirm that the current total amount of protected conservation land is 20.3% or that was just the amount the town has under its protection. They discussed a more specific measurable goal and considered some recommendations.

The Board discussed build out.

The Board discussed the boundaries of the Commercial/Industrial district. They plan to launch a short survey with a couple of ideas of expanding the Commercial/Industrial district. In addition, they discussed having some goals that would be about LID and green infrastructure. How could that be shared with homeowners so they could also embrace native plantings and homeowner scaled infrastructure projects.

9:10 PM E. Pauer arrived.

6. New Business

674:18-a Alternative Procedure for Adoption of Zoning Ordinances – E. Pauer shared that this proposed bill would allow the voters in a community to give the Selectboard the power to change Zoning Ordinance with a majority vote. The Board considered sending comment in but decided to wait until it makes it to the House.

7. Staff update

M. Decoteau provided a staff update on upcoming training and Sundae Drive. Sundae Drive has not applied for a revised site plan. A. Rosenberg said that NRPC's annual meeting is May 8, 2024 at LaBelle Winery – save the date.

8. Non-Public Session re RSA 91-A :3 II (m).

9:32 PM Motion to enter Nonpublic Session made by C. Duncan, seconded by S. Grenier for RSA 91-A:3, II (m) consideration of whether to disclose minutes of a nonpublic session due to a change in circumstances

Roll call vote:

Alan Rosenberg - yes

Eric Bernstein - yes

Chris Duncan - yes

Scott Grenier – yes

All in favor (4 -yes, 0 – no, 0 – abstain). Motion carried.

9:50 PM Motion to leave nonpublic session and return to public session by E. Bernstein and seconded by C. Duncan.

Roll call vote:

Alan Rosenberg - yes

Eric Bernstein - yes

Chris Duncan - yes

Scott Grenier – yes

All in favor (4 -yes, 0 – no, 0 – abstain). Motion carried.

C. Duncan MOVED to adjourn the meeting at 9:52 PM. E Bernstein SECONDED.

All in favor (4 -yes, 0 – no, 0 – abstain). Motion carried.

Respectfully submitted by M. Decoteau

Approved: