



TOWN OF
BROOKLINE, NEW HAMPSHIRE
PLANNING BOARD

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PLANNING BOARD MEETING
Minutes
January 19, 2012

Present: Alan Rosenberg, Co-Chair (voting)
Dana MacAllister, Co-Chair (voting)
Richard Randlett, Member (voting)
Ron Pelletier, Member (voting)
Valérie Maurer, Town Planner

Absent: Darrell Philpot, Selectmen's Representative, Judy Cook, Alternate, and Kevin Gorgoglione, Alternate.

7:00 PM- Meeting start

Minutes

Richard made a motion to approve the Planning Board minutes of January 5, 2012 as amended.
Ron Seconded. Vote yes 4-0.

Public Hearing – Zoning Amendments for March Town Meeting

Alan opened the public hearing.

Alan said they will read each one and vote to recommend the amendments by section.

Alan read all the Sections:

~~Removed Text~~

New Text

Alan read Section 200.00 Definitions: **Add** definition of:

- **Buildable Area:** *An area capable to accommodate a house site (or commercial structure if so planned) and all required utilities such as water supply and wastewater disposal. The buildable area is the area of a lot excluding wetlands, land with slopes over twenty-five (25) percent, water bodies, regulatory floodways, setback requirements and land restricted from development by easements, covenants or other legal restrictions. The buildable area is intended to ensure that the lot is capable of meeting all Town of Brookline zoning requirements.*

Alan said all in favor of recommending the change to Section 200.00. Board voted yes 4-0.

Alan read Section 503.03 Land Area. Each building lot shall be at least one (1) **contiguous** acre excluding wetlands

Alan said all in favor of recommending the change to Section 503.03. Board voted yes 4-0.

Alan read Section 603.03 Land Area. Each building lot shall have at least 80,000 **contiguous** square feet, excluding wetlands.

Alan said all in favor of recommending the change to Section 603.03. Board voted yes 4-0.

Alan read Section 603.04 Number of Dwelling Units. Only one dwelling unit shall be permitted per individual building lot, except as provided in Section 2000.00, Accessory Dwelling Units. A ~~two-family house~~ **two-family dwelling unit** shall require ~~two times the minimum land area~~ **at least 160,000 contiguous square feet of land excluding wetlands**.

Alan said all in favor of recommending the change to Section 603.04. Board voted yes 4-0

Alan read Section 603.06 Back Lots.

a. Requires a minimum lot area of **at least five (5) acres with a buildable area of at least 80,000 contiguous square feet of land** excluding wetlands.

d. ~~Duplexes~~ **A two-family dwelling unit** requires **a minimum lot area of** ten (10) acres ~~minimum lot size with a buildable area of at least 160,000 contiguous square feet of land~~ excluding wetlands.

Alan said all in favor of recommending the change to Section 603.06 a & d. Board voted yes 4-0

Alan read Section 626.00, 3. The minimum lot size for a single family market value **unit** or a single **family** workforce housing unit shall be one (1) **contiguous** acre excluding wetlands. The minimum lot size for a ~~duplex~~ **two-family dwelling unit** shall be one and one half (1.5) **contiguous** acres excluding wetlands. The minimum lot size for a **three (3), four (4)** or five (5) unit multi-family building shall be three (3) **contiguous** acres excluding wetlands.

Alan said all in favor of recommending the change to Section 626.00,3. Board voted yes 4-0

Alan read Section 1505.03 (Open Space Developments) Setbacks. 15 foot setback from the front, rear, and side per lot, measured from the property lines. ~~The subdivision perimeter will contain a 50 foot setback where no structure shall be built.~~

Site Perimeter Buffer: (NEW Sub-Section, to match section 2203.02, b. 3 – See below)
Each development must be situated within a permanently protected undeveloped site perimeter buffer, identified on the site plan, not less than 50 feet wide or a value as deemed necessary by the Planning Board on all boundaries of the original parcel except for access

to connecting roads, which, unless it is already wooded and satisfactory to the Planning Board, must be planted and landscaped so as to provide a visual barrier between the development and adjacent properties. The Planning Board may require additional buffer width where unique circumstances of an abutting use or property warrant. The site perimeter buffer shall NOT count towards the required minimum protected open space.

(Subsequent sections will need to be renumbered)

Alan said all in favor of recommending the change to Section 1505.03. Board voted yes 4-0

Alan read Section **1505.04** **Lot Size.** *Each building lot shall have a minimum of one (1) contiguous acre excluding wetlands. Only one dwelling unit shall be permitted per individual building lot, except as provided in Section 2000.00, Accessory Dwelling Units. A two-family ~~structure~~ dwelling unit shall require ~~two times the minimum land area~~ a minimum of two (2) contiguous acres, excluding wetlands.*

Alan said all in favor of recommending the change to Section 1505.04. Board voted yes 4-0

Alan read Section **2002.11** The gross living area of an accessory dwelling unit shall not be less than 350 square feet **and** ~~or~~ not greater than 1,000 square feet. (To clarify that both conditions are required)

Alan said all in favor of recommending the change to Section 2002.11. Board voted yes 4-0

Alan read Section **2203.02. b. 3 (Housing for Older Persons Developments)** **Site Perimeter Buffer:**

Each development must be situated within a permanently protected undeveloped site perimeter buffer, identified on the site plan, not less than 50 feet wide or a value as deemed necessary by the Planning Board on all boundaries of the original parcel except for access to connecting roads, which, unless it is already wooded and satisfactory to the Planning Board, must be planted and landscaped so as to provide a visual barrier between the development and adjacent properties. The Planning Board may require additional buffer width where unique circumstances of an abutting use or property warrant. The site perimeter buffer shall **NOT** count towards the required minimum protected open space.

Alan said all in favor of recommending the change to Section 2203.02.b.3. Board voted yes 4-0

The Board also agreed for next year they will look at the Setbacks for all Sections in the Zoning Ordinance. **Dana** thought the setback amounts should be consistent throughout the Ordinance. Adding “buildable lot” to the wording in the Workforce Housing Section if they find it is needed in the next year.

Ron made a motion to approve the Zoning Ordinance amendments and present them to the Town Clerk to be added to the Ballot for the 2012 Town Meeting. **Richard** seconded. Vote yes 4-0.

Volunteer Fair

Alan said he has not yet sent out an email to the other Boards to see if they would like to be involved but he will. **Valérie** said she will contact the Hollis Brookline Journal and The Brookliner asking them if they would make an article (i.e. volunteering in Brookline and Hollis)

Ron said it is important also to let people know they are going to resurrect the Economic Development Group as well.

Planning Board Calendar

Valérie said Town Meeting this year is March 14th, 2012. Usually the Planning Board cancels the meeting if it is scheduled for the day after the Town Meeting in case Town Meeting runs for two nights. The Board agreed to cancel the Planning Board meeting for March 15, 2012.

Buffers

Valérie handed out information she has gathered about buffers for the Board to review before they hold a discussion on April 5, 2012.

Sign Ordinance on the schedule to discuss

Dana said he has made copies of the Signs International Zoning Code for everyone to review before the Planning Board discusses the Sign Ordinance.

Dana also brought copies of the Town of Milford's Workforce Housing Statistics findings report for the Board to review.

Common Driveways

Richard said he would like to discuss Common Driveways this year. He believes the Planning board should be more involved with the decision on ownership of and who will maintain the common driveway. **Alan** said they are usually only making decisions on the dimensions. **Richard** said seeing as we are in the business of approving, we should be more involved in it. **Alan** said they need to make sure the mechanism is in place without needing to be the enforcer. **Valérie** said she will add to the future agenda for discussion.

Richard made a motion to adjourn at 8:15 pm. Ron Seconded. Vote yes 4-0.

Alan Rosenberg, Co-Chair _____

Dana MacAllister, Co-Chair _____

Richard Randlett, Member _____

Ron Pelletier, Member _____

**The next Regular Planning Board meeting will be 2/2/2012.
Minutes submitted by Kristen Austin.**