



**TOWN OF  
BROOKLINE, NEW HAMPSHIRE  
PLANNING BOARD**

**P.O. BOX 360 – 1 Main Street  
BROOKLINE, NH 03033-0360**

Telephone (603) 673-8855  
Fax (603) 673-8136

[kristen@brookline.nh.us](mailto:kristen@brookline.nh.us)   [valerie@brookline.nh.us](mailto:valerie@brookline.nh.us)  
<http://www.brookline.nh.us>

**PLANNING BOARD MEETING  
Minutes  
February 16, 2012**

**Present:** Alan Rosenberg, Co-Chair (voting)  
Richard Randlett, Member (voting)  
Ron Pelletier, Member (voting)  
Darrell Philpot, Selectmen's Representative (voting)  
Judy Cook, Alternate (voting for Dana)  
Valérie Maurer, Town Planner

**Absent:** Dana MacAllister, Co-Chair and Kevin Gorgoglione, Alternate.

**7:00 PM- Meeting start**

**Minutes**

**Darrell made a motion to approve the Planning Board minutes of February 2, 2012 as submitted. Ron Seconded. Vote yes 4-0.**

**Alan** asked Judy to vote in Dana place for the night. **Judy** agreed.

**Safety Complex – Site plan review.**

In attendance from the Safety Committee for this review is Peter Cook from the Facilities Committee. **Peter** said he thought this plan has already come before the Planning Board the last time the Facilities Committee worked on this project about 8 years ago. **Alan** said it has been 8 years and they have had regulation changes and Zoning Changes. **Valérie** said she was not the town Planner the last time the plan was before the Board and she thought the Planning Board should be updated on the project. **Peter** said they didn't make any significant changes to the existing plans from 8 Years ago. The addition will be smaller. **Alan** asked if the same plan for parking and entry and exits would be the same. **Peter** said yes. **Valérie** said there was discussion in 2004 about a blinking light at the intersection they should have the Board of Selectmen approach the State DOT again about putting one at that intersection when the addition is completed. **Alan** said the building height hasn't changed. **Peter** if anything it is a bit lower. **Ron** asked if they had updated the plans. **Peter** said if this is voted in at Town Meeting the Facilities Committee will get updated plans and then bring them into the Planning Board for review and approval. **Peter** said there is



a website for people to review the new information for the safety complex.  
[www.safteycomplex03033.com](http://www.safteycomplex03033.com) .

**Workshop: Subdivision Regulations and Non-Residential Site Plan Regulations**

**Valérie** said she has made copies for the Board to review for the next workshop. These copies have all the suggested changes that have been mentioned over the past year along with general housekeeping issues. Please review so it can be discussed at a future meeting.

**Valérie** said they should also have a definition for “Substantial Completion”. **Valérie** handed out a few examples of definitions from other Towns. After review the Board decide on the following definition: “Substantial Completion of the development shall be deemed to have occurred when a Certificate of Occupancy for all buildings shown on the approved site plan shall have been issued by the Brookline Building Inspector, and all other on-site and/or off-site improvements have been determined by the Town of Brookline or its agent to be in compliance with the approved site plan or satisfactory financial guarantees remain on deposit with the Town to insure completion of such improvements.”

**Alan** said they will still need to work on a new or updates sign ordinance. **Valérie** said she will email everyone with the information Dana provided about the sign ordinance for Milford for them to review. She will add it to an upcoming meeting for the Board to review but this is an ordinance. She suggested looking at the regulations first then the Board will have more time to update the Brookline Sign Ordinance.

**Ron** handed out a draft of the Mixed Use Zoning Proposal information that the Mixed Use Zoning Committee would like to hand out at the Town Meeting for people to review. **Ron** asked Valérie if this information can be put on the website.

**Economic Development Committee**

**Ron** said they really need to get the Economic Development Committee back together again.

**Richard made a motion to adjourn at 8:25 pm. Darrell Seconded. Vote yes 5-0.**

**Dana MacAllister, Co-Chair** \_\_\_\_\_

**Alan Rosenberg, Co-Chair** \_\_\_\_\_

**Richard Randlett, Member** \_\_\_\_\_

**Ron Pelletier, Member** \_\_\_\_\_

**Darrell Philpot, Selectmen’s Representative,** \_\_\_\_\_

**The next Regular Planning Board meeting will be 3/1/2012.  
Minutes submitted by Kristen Austin.**