



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

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**PLANNING BOARD MEETING
Minutes
March 03, 2011**

Present: Alan Rosenberg, Co-Chair, Voting
Richard Randlett, Member, Voting
Ron Pelletier, Member, Voting
Kevin Gorgoglione, Selectmen's Representative, Voting
Paul Anderson, Alternate, Voting for Mike Papadimatos
Dana MacAllister, Alternate,
Valérie Maurer, Town Planner

Absent: Mike Papadimatos, Co-Chair

7:10pm Meeting start

Minutes

Richard moved to approve the Planning Board minutes of February 17, 2011 as written. Kevin seconded. Vote yes 4-0.

Conceptual Kelcy Stentrom Hair Salon at Big Bear 106 Route 13

In attendance for this conceptual: Marcia Farwell, Farwell Realty and Kelcy Stendtrom, Applicant.

Marcia said Paul Andres (Owner of Big Bear, 106 Route 13) asked her to find a tenant for the empty space at Big Bear. She said Kelcy was interested in opening up a full service salon. She has already asked the state and they said the chemicals will not hurt the existing septic system. **Kelcy** said this will be a full service salon they will have three stations.

Marcia said she know this is just a conceptual discussion but would like to have Kelcy be able to leave here tonight with your blessing so that she can start the process. **Kelcy** said she will have 3 stations. Services offered will be hair cut and color, nails, and waxing.

Kevin said if she receives her state permits and CO then good luck to her. **Alan** said this drawing of the site and the sign sketch should be enough to put in the files. When she receives the State permits she can give a copy to the Town for the files. She will need an inspection from the Fire Department and a Certificate of Occupancy from the Building Inspector to start. He sees no reason for a formal hearing. **Alan** said he would like her to come in again before she opens just to check in with the Planning Board and make sure we have all the paperwork.

Case #2011-1: F-18, Gavin Rev. Trust 4-lot Subdivision, Off Rocky Pond Road

In attendance for this hearing Randy Haight (Meridian land Services) and Francis Gavin (Applicant). **Randy** said this is a 4 lot subdivision off Rocky Pond Road. These lots will be 5 acres each. They do not need State Subdivision approval. **Randy** said there is an old French culvert that is still working but will need to be replaced.

Valérie said the Fire Department will be meeting with Francis Gavin in regards to the fire pond on Monday. We will have to wait for any comments from them. The Conservation Commission will be hearing this case on Tuesday then we should receive comments. We have not received any additional comment from Dennis LaBombard (LaBombard Engineering LLC, Town Engineer) because he just received the updated plan this afternoon. **Valérie** said that she has received letters from 6 abutters stating they are away for school vacation and would not be able to attend. They would like the Board to postpone the public hearing to the next meeting so they can attend. They are asking for this discussion to be continued. They have issues with the wetlands and water runoff on Rocky Pond Road, going onto their property; vernal pools and salamanders were mentioned as concerns of one of the abutters. **Valérie** said that she received the common driveway easement and it should also go to Town Counsel for review. The Board agreed. **Alan** explained that an application is a two step process: the Planning Board will accept the application if all the paperwork is in order and after will discuss the process of approval. Discussion with abutters and the general public takes place once the application has been accepted **Alan** asked if all the paperwork was in order for acceptance tonight. **Valérie** said yes it is. **Richard made a motion to accept application # 2011-01: F-18, Gavin Rev. Trust 4 lot subdivision. Kevin Seconded. Vote yes 5-0.**

Valérie said she would recommend holding off on the discussion until the abutters can attend the hearing so the Board does not have to review things twice. **Alan** said the Board should find out if there are any vernal pools. **Valérie** said that she has forwarded a letter from one abutter to Dennis so he can take a look at the vernal pool and water runoff. **Alan** asked **Valérie** for forward the abutter's comments to Randy so he can review them before the next meeting. **Valérie** said she will pass them along.

Ron moved to continue Case #2011-1: F-18, Gavin Rev. Trust 4-lot Subdivision to March 17, 2011. Paul Seconded. Voted yes 5-0.

Case #2004-25: D-8 KKM Investment, Keith Adamyk, Rumore Way (Discussion continued from November 18, 2010)

In attendance for this hearing Keith Adamyk (Applicant) and Dennis LaBombard (LaBombard Engineering LLC (Town Engineer)).

Valérie said because Keith wasn't in attendance for this meeting in November of last year, he asked to be placed on the agenda tonight. **Keith** said he was never informed of the meeting in November. He has finished Rumore Way and is out of that common driveway development. He said it is now up to the homeowners if there is any maintenance needed on Rumore Way. He said he was asked to renew the bond for the common driveway but he is done with the project and had received his last Certificate of Occupancy last March from the Building Inspector and sold that last house. He had a list of things from the Building Inspector that had to be finished before he could receive the last CO and he finished everything on that final list. **Keith** said the granite sign was broken when he called to order a new one. The vendor said it would be fine if it was a clean break to epoxy it back together and add brackets on the side. He said he also added rebar to the back of the sign to reinforce it. That sign will not break unless someone hits it with their car. It meets the requirements of Emergency Management it shows where they need to go if there is an issue. The last thing he did was have the entire road graded on his way out. He said he was not sure why the Board of Selectmen had Dennis LaBombard go out to inspect the common

driveway after he was done with the project. He doesn't feel he needs to renew a bond for a project he has completed and is done with this project. His Common Driveway declaration states that it is now the responsibility of the new owners. **Dennis** said the things that are listed in his letter should have been done before the last CO was issued. **Paul** asked what triggered the Selectmen to have this inspected. **Valérie** said the bond had expired and Dennis hadn't signed off on this common driveway yet. **Dennis** said that the items listed in his November 2010 report are the same that needed finishing in 2007. In all of the letters Dennis states there are erosion issues, the sign needs to be fixed, the North West bound is missing, problems with culverts being crushed and silt fence needs removal. **Alan** said there are rubble head walls that were not approved. The plan calls for precast concrete headwalls. That needs to be changed to what the plan calls for or if the rubble headwalls are fixed and working the Planning Board will need an as built plan. **Kevin** said the Town is just looking for these things to be done like you said you would. You have had this information since back in 2007. Why do you feel you shouldn't have to finish what is on Dennis's list? **Keith** asked if the rubble headwalls were acceptable. **Alan** said they were not approved, the plan calls for precast concrete. **Dennis** said the Department Of Transportation has standards and rubble headwalls don't meet them. **Keith** said he doesn't feel he should have to replace the granite sign. **Alan** said he didn't realize there were two pieces of rebar for reinforcement holding it together. The Sign meets the regulations it doesn't state in the regulations that they can do anything about ascetics. It may not look its best but it meets the regulations. **Paul** asked if Keith felt as though he graded the road ok before he left this subdivision. **Keith** said yes. **Alan** said you and Dennis can work together to come up with a satisfactory conclusion in regards to the headwalls; either they are changed or the plan need to be corrected. **Keith** said he will get a letter from the surveyor about the bound if it is not there it will need to be put in. he will look into the erosion controls and remove the silt fence. **Kevin** said they should ask that this be done be a certain date and if it in not then a bond will need to be put in place. Let's give him to May 19th, 2011 that will be the second meeting in May. **Ron moved to have Dennis LaBombard and Keith Adamyk come up with a satisfactory decision in regards to the headwalls and for Keith to fix the erosion control issues, remove the silt fence that is still there, and find or install the missing bound and continue this discussion on May 19, 2011. Richard Seconded. Voted yes 5-0.**

Annual Review of Planning Board By-Laws

Valérie said that the Board needs to accept the By-Laws for the year even if there are no changes needed to the document. **Ron made a motion to accept the Planning Board By-Laws dated March 18, 2010 as written. Paul Seconded. Voted yes 5-0.**

Appointment / Re-appointment of Members & Alternates

Valérie said they have to discuss the members / alternate whose terms are up March of 2011. Terms expiring this year are Richard Randlett, Member and Dana MacAllister, Alternate. **Alan** said Kevin is not running for the Board of Selectmen again this year; we will be appointed another representative.

Kevin said he would like to stay on the Planning Board as an Alternate.

Ron made a motion to recommend to the Board of Selectmen that Kevin Gorgoglione be appointed to the Planning Board as an Alternate, term expiring March 2014. Richard seconded. Voted yes 4-0. Kevin abstained.

Richard said that after thinking lengthy about it, he has decided he would like to remain a member of the Planning Board for another term.

Ron made a motion to recommend to the Board of Selectmen that Richard Randlett be re-appointed to the Planning Board as a Full Member, term expiring March 2014. Paul seconded. Voted yes 4-0. Richard abstained.

Dana said he would like to continue to be on the Board as an Alternate.

Ron made a motion to recommend to the Board of Selectmen that Dana MacAllister be re-appointed to the Planning Board as an Alternate, term expiring March 2014. Paul seconded. Voted yes 5-0.

Richard moved to adjourn at 9:15 pm. Paul Seconded. Vote yes 5-0.

Alan Rosenberg, Co-Chair, _____

Richard Randlett, Member, _____

Ron Pelletier, Member, _____

Kevin Gorgoglione, Selectmen's Representative, _____

Paul Anderson, Member, Voting for Mike Papadimatos, _____

**The next Regular Planning Board meeting will be 3/17/2011.
Minutes submitted by Kristen Austin.**