



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

**TOWN OF
BROOKLINE, NEW HAMPSHIRE**

PLANNING BOARD

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

kristen@brookline.nh.us valerie@brookline.nh.us
<http://www.brookline.nh.us>

PLANNING BOARD MEETING

Minutes

April 01, 2010

**Present: Alan Rosenberg, Member, Voting
Mike Papadimitos, Member, Voting
Ron Pelletier, Member, Voting
Dana MacAllister, Alternate (Voting for Richard)
Paul Anderson, Alternate
Valérie Maurer, Town Planner**

Absent: Richard Randlett, Member, Kevin Gorgoglione, Selectmen's Representative Alternate.

Minutes

Not enough people from the previous meeting to approve the minutes.

Appointment of Chair Persons for the Planning Board.

Alan said the Board first needs to decide if they would like to stick with two Co-Chairs or go back to Chair and Vice-Chair. Alan said he thought having two Co-Chairs was working really well. The Board agreed to continue with Co-Chairs.

Ron moved to nominate Alan for the Co-Chair position of the Planning Board. Seconded by Mike. Vote yes 3-0.

Alan asked Dana to vote for Richard for this meeting. **Dana** agreed

Alan moved to nominate Mike as for Co-Chair of the Planning Board. Seconded by Ron. Vote yes 4-0.

Conceptual, Roger Skillings & Charlie Corey, Site Plan amendment (Lot C-42)

In attendance for this meeting Roger Skillings, & Charlie Corey.

Charlie handed a copy of the site map to the Board and explained he will be renting a few acres of the Skillings' property for the sale and storage of loam, sand, and a compost pile. He will also be using a few of the sheds: one for vehicle maintenance and one for the storage of pellets. The hours will be Monday thru Friday 6:00 am to 6:00 pm., Saturday 7:00am to 5:00pm., and a few Sundays out of the year.

Charlie said he is coming to the Planning Board because we don't want to enter into an agreement to rent and then a few years later be told that it can't be done in that location. **Charlie** said he wasn't sure

PLANNING BOARD MEETING

April 1, 2010

Page 2 of 3

what the procedure was exactly but he wanted to come in to discuss it. **Valérie** asked if the operation that exists now will be moved to the other side of the property where the buildings are. **Charlie** said yes. **Roger** said he just would like to know if this could be done before he proceeds. **Valérie** said he would need a new plan and a letter from Roger, being the property's owner, stating that he gives permission for this. **Valérie** said another concern would be the vehicle maintenance on site and where all fluids would go. **Roger** said that is already being done by his company and was included on the site plan. **Alan** said they could use the existing plan and draw where all the piles will be located. **Valérie** said this should be a public hearing notifying the abutters. **Dana** asked if there was going to be any onsite excavation or if the material was going to be brought in. **Charlie** said it's all brought in to be sold. **Valérie** said you will need to fill out a sign permit as well. **Dana** asked if the Conservation Commission will look at this new plan. **Valérie** said yes. The Board will wait for a new plan submission and then will schedule a public hearing.

Conceptual, Al Patenaude, Workforce Housing (Lots J-41-1, J-41-3, and J-41-4)

Attending this meeting Randy Haight (Meridian Land Services) and Al Patenaude.

Randy presented a second conceptual site plan development and said they have changed the plan since the last time they were in taking under consideration the zoning amendments in March. The plan now has 11 workforce housing (ranch style) single family units and 11 market rate lots. We are still accessing the lots from Laurelcrest Drive and not off Route 13. There are 3 common driveways, each serving 4 houses. **Randy** said they do need clarification on the 50 foot vegetative buffer around the entire site.

Randy said that there are 7 lots total that will need to be consolidated into one subdivision and the entire site consists of 30 plus acres and you only need a 10 acres parcel for workforce housing. **Valérie** said the Board will need clarification to see if the 7 lots located on both sides of Laurelcrest Drive can be combined into one subdivision or will it need to be two subdivisions, one subdivision on each side of the road. **Valérie** said if they can not be combined into one subdivision they will need to go to the Zoning Board since the parcel south of Laurelcrest Drive contains less than 10 acres. **Randy** said the 2 common driveways off Baldwin Drive will be side by side but will have a grade separation for snow and drainage. **Valérie** asked who will take care of the common driveways. **Randy** said owners of homes that are accessed from the common driveways will. **Valérie** said one of the new rules is that all utilities need to be put underground. **Al** said that will be the power company's job but if required that's what will be done. **Randy** said there will need to be at least one pole to bring existing power across the street and then bury the lines. **Valérie** said she will check with Town Counsel regarding the consolidation of all existing lots and will get back to the Board and Randy with the results. **Al** asked if this plan with the ranch style homes fits better with what the Town is looking for more than the last plan. **Dana** said he thought it was a great plan. **Alan** said he likes the concept very much. The Board agreed.

Master Plan Update

Alan said they have an update from TF Moran. TF Moran has worked with UNH Cooperative Extension before. The Board is waiting for Kerrie Diers with NRPC to submit a proposal. **Valérie** said Kerrie has met with UNH CE. Valerie also contacted the UNH CE and they are interested in working with the town. An application still needs to be submitted. **Valérie** said the UNH CE facilitates master Plan Visioning Forums. **Ron** asked if there was a deadline to get on the list for the Coop to work in Brookline. **Valérie** said the deadline has already passed but that is why Kerrie spoke with them as well and we should be all set.

Both submissions from TF Moran and the NRPC will be reviewed and discussed at the April 15, 2010 meeting.

Mike moved to adjourn at 8:35 pm. Seconded by Ron. Vote yes 4 -0.

Alan Rosenberg, Co-Chair, Voting _____

Mike Papadimos, Co-Chair, Voting _____

Ron Pelletier, Member, Voting _____

Dana MacAllister, Alternate (Voting for Richard Randlett) _____

The next Regular Planning Board meeting will be 4/15/2010.
Minutes submitted by Kristen Austin.