



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

**PLANNING BOARD MEETING
Minutes
April 5, 2012**

Present: Alan Rosenberg, Co-Chair (voting)
Dana MacAllister, Co-Chair (voting)
Ron Pelletier, Member (voting)
Darrell Philpot, Selectmen's Representative (voting) (arrived at 7:00)
Valérie Maurer, Town Planner

Absent: Richard Randlett, Member, Judy Cook, Alternate, and Kevin Gorgoglione, Alternate.

6:30 PM- Meeting starts

NRPC - Master Plan Update

Final Presentation, Formatted 2012 Master Plan

Jill Longval from Nashua Regional Planning Commission is here to present the final Mater Plan to the Planning Board. **Jill** said she has three hard copies of the Master Plan and 2 copies of the Master Plan on CD that can be updated by the town through the word documents and they also included PDF files. **Jill** said if you need anymore copies or help with anything please just give us a call. **Jill** also thanked the Board for allowing her and the NRCP to work with them on this process.

Alan said on behalf of the Planning Board and the Town it has been a real pleasure working with Jill and the NRPC staff. **Alan** said this has been something that he has wanted to accomplish for years and now it has finally been finished. **Alan** said they will have it posted on the website. **Valérie** said they should put one at the library and one at the Town Hall for public viewing. **Jill** thanked the Board and left the meeting. **Alan** said the public hearing to accept the 2012 Master Plan will be held on May 3rd for Planning Board's adoption.

Alan also suggested they also send a thank you letter to the NRPC for all their hard work on this project. **Valérie** said they should also post the letter in the paper for everyone to see.

Economic Development Group

Valérie said she has been in contact with a College student from Ashby Massachusetts that would be very interested in working with the Economic Development Committee. She also suggested they contact the High School to see if there are any kids that would also like to get involved. **Alan** said that would look great on a college application. **Valerie** asked **Alan** if they should schedule a meeting with the Board of

Selectmen to discuss the Economic Development Group and the possible volunteers that would like to help. **Valérie** said she will get a letter interest from the College student she knows and forward the information to the Board. **Darrell** said that he would contact him. **Dana** asked if they could meet with the BOS on 4/16 so he has time to get out an email and find out if the original Economic Development group wants to participate. **Valérie** will ask to have it on the Board of Selectmen agenda for the night of April 16th 2012.

Nomination of Planning Board Co- Chairs

Ron made a motion to nominate Alan Rosenberg and Dana MacAllister as Co-Chairs of the Planning Board. Darrell Seconded. Vote yes 4-0.

Minutes

Dana made a motion to approve the Planning Board minutes of March 8, 2012 as amended. Ron Seconded. Vote yes 3-0.

Police Addition to the Safety Complex

Darrel asked if the Planning Board has to approve the plans for the addition to the Safety Complex.

Valérie said Peter Cook came in a month or so ago and showed the Planning Board that the Plans haven't changed much from the plans created 8 years ago. The addition is going to be smaller than they planned 8 years ago. They will have an Architect and a Building Committee to oversee the project. The Planning Board will need to be involved if there are further drainage plans for example. **Alan** said the Planning Board will need to have a plan on file and should be part of the project and review the plans.

Valérie said the Planning Board had requested that the State puts a flashing light at the intersection of Commercial Lane and Milford Street when the Ambulance Bay was first built and that has not been followed through with. She will forward the minutes from 8 years ago to John Carr who is on the Building Committee.

Road Bond Hutchinson Hill Estates / Ames Road – Phase I

Alan Read the recommendation from Dennis LaBombard (LaBombard Engineering, Town Engineer) to release of the Maintenance Bond for Phase 1 of Ames Road. **Darrell made a motion that the Planning Board recommends that the Board of Selectmen signs the letter releasing the maintenance bond for phase 1 of the Hutchinson Hill Estates (Ames Road). Dana seconded. Vote yes 4-0.**

Proposed Subdivision of Lot D-24 off Mountain Road – Ernie Felzani, Owner - Conceptual

Discussion

In attendance for this hearing Randy Haight (Meridian Land Services) and Owner of lot D-24, Ernie Felzani.

Randy said this is just a conceptual discussion for lot D-24. This lot is less than 20 acres so we could only do a conventional subdivision there is not enough land for an open space plan. **Randy** said they still have to go out and see what they have for wetlands. They are going to propose 8 lots and a road about 1000 feet long. There are 2 fire ponds available for use at this location, one is located on Overlook Drive and the second is opposite Birch Hill Road. **Randy** said he just wanted to show the Board what they had come up with. **Valérie** said the only comment she has for now was about the steep slopes on the left side and storm water running toward Mountain Road once the new road is built. **Alan** asked if the Board had any comments or questions. **Dana** said the last lots at the end of the proposed road look really steep. **Randy** said he will have to show on the plan what can and if something can be built on those lots along with drainage for the Town Engineer to review. The Board thanked Randy and Mr. Felzani for coming in.

Workshop Re: Subdivisions & Non-Residential Site Plan Regulations (Continued from 2/16/2012 Meeting)

The Board discussed the regulations made a few suggestions. **Valérie** said she will put this together for the next discussion.

Regulations - Road Bond

Valérie said she had asked that the Board if Selectmen review this section and if they had any comments to get back to her. The Selectmen had Town Counsel rewording this section. **Darrell** said Town Counsel suggested they call the Road Bond a Performance Guarantee. Whatever the guarantee is we have to be able to be turn it into cash when it comes due.

Darrell made a motion to adjourn at 8:00 pm. Dana Seconded. Vote yes 4-0.

Alan Rosenberg, Co-Chair

Dana MacAllister, Co-Chair

Ron Pelletier, Member

Darrell Philpot, Selectmen's Representative

**The next Regular Planning Board meeting will be 4/19/2012.
Minutes submitted by Kristen Austin.**