



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

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**PLANNING BOARD MEETING  
Minutes  
June 3, 2010**

**Present:** Mike Papadimatos, Co-Chair, Voting  
Richard Randlett, Member, Voting  
Ron Pelletier, Member, Voting  
Valérie Maurer, Town Planner

**Absent:** Alan Rosenberg, Co-Chair, Kevin Gorgoglione, Selectmen's Representative,  
Dana MacAllister, Alternate, and Paul Anderson, Alternate.

**7:00pm Mike Opened the Meeting**

**Minutes**

**Ron made a motion to accept the public minutes for the May 20<sup>th</sup> 2010 Planning Board meeting as written. Richard Seconded. Vote yes 3-0.**

**Case Review – NRSP # 2010-C: C-42, Charles Corey, Storage and sell of earth products.**

In attendance for this hearing: Charlie and Sheryl Corey, John Liska (197 Route 13),

**Mike** said this applicant is asking for permission to (continue to) store and sell items such as loam, sand, concrete compost, wood pellets. Also requested: screening operation and parking/repairing equipment and trucks in the garage. **Valérie** said Charlie had dropped off a plan to lease 3 acres of Lot C-42 (24 Quimby Road, Skillings Property) to continue running the operation of storing and selling gravel, sand, etc. He is moving the operation to the side of the lot that the garage is located on. After a review of the plan Valérie had given Charlie a list of things that were missing from the plan. Charlie came back with an updated plan and a letter from Roger Skillings stating that he has permission to run his operation on this property. Charlie will also need a permit for the sign. **Charlie** said he has come in to get a sign permit and was told he needs the Planning Board approval first.

**Valérie** said the only suggestion she has is for the Board to recommend that the leased land be staked off or flagged for future reference.

**Valérie** said there was a plan that Roger Skillings submitted and was approved by the Planning Board but never recorded. The plan in front of us tonight, if approved, will supersede the original plan.

**Valérie** said abutters have been notified, fees paid, and the notices posted for public review.

**Richard** asked if the lease land line will have cement walls behind the piles. **Charlie** said no but they will be staking off the lease land line.

**Ron moved to accept NRSP #2010-C: C-42. Richard Seconded. Vote yes 3-0.**

**Mike** asked **Charlie** if they crush stone at this site. **Charlie** said yes they do but only about once a year. Even if business was better they would only crush stone twice a year once in the spring and once in the fall. **Richard** said that must be the loudest process you perform. **Charlie** said they are not there that long. **Richard** asked if they have crushed asphalt as well. **Charlie** said yes they do they crush it there. They are crushing all the used asphalt. **Mike** asked what other equipment is there that would make a lot of noise. **Charlie** said they have a screener which is much quieter than the crusher and they try to do most of the screening at the job site. The trucks have back up alarms. They will be pulling into the site and only backing up a short distance to each pile. **Ron** asked how long he has run his business at this location. **Charlie** said about 3 years. **John Liska** said the only thing he asks is that the crusher stops at about 5:00 – 5:30 pm. It is very loud. Also when you grind up the asphalt it produces oil if you could keep it in a confined area. There is a lot of water in that area. **Charlie** said it doesn't produce a lot of oil there's a little but not enough to leak all over the place. The State has a pile and it is not leaking oil everywhere. **John** said he just wanted to make sure there is no oil mixing with the water. **Valérie** said the pile is located away from the 100 feet wetland buffer. **Mike** said it looks like it is about 400 feet from the prime wetlands. **Valérie** asked if they could put in a concrete pad to store the recycled asphalt. **Charlie** said he could but he didn't think it was necessary; people put this in their driveway and Brox in Milford stores a pile on the ground and the State stores the piles without a concrete pad. This sell very quickly we don't store it for very long. **Mike** agreed he has never seen it stored on a pad. **Valérie** said they have stated the hours of operation will be Monday thru Friday 6:30am to 8:00 pm, Saturday 7:00am thru 8:00pm, and Sunday 8:00am thru 4:00pm. **Charlie** said he starts around 7 in the morning and works until about 5-5:30 pm on regular days but if we have three days of rain and need to get a job done they may need to stay later. He also said he hasn't worked a Sunday all year but if something comes up or I need to load someone's truck with pellets he would like to be able to do it on a Sunday if asked.

**Richard moved to approve application NRSP #2010-C: C-42 with the following conditions:**

- All fees for application review and meeting time shall be paid
- Any change in hours of operation, use of the property, additional and/or new business shall be presented to the Planning Board for review
- The applicant needs a sign permit to advertise any business conducted on the property. The Building Inspector does not have any permit in file. See section 1600.00, Sign Ordinance.

**Ron Seconded. Vote yes 3-0.**

**Richard moved to adjourn at 7:45 pm. Ron Seconded. Vote yes 3-0.**

**Mike Papadimatos, Co-Chair,** \_\_\_\_\_

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

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

**The next Regular Planning Board meeting will be 6/17/2010.**  
**Minutes submitted by Kristen Austin**