



**TOWN OF
BROOKLINE, NEW HAMPSHIRE**

PLANNING BOARD

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PLANNING BOARD MEETING

**Minutes
June 16th, 2011**

Present: Alan Rosenberg, Co-Chair, Voting
Mike Papadimatos, Co-Chair, voting
Ron Pelletier, Member, Voting
Darrell Philpot, Selectmen Representative, Voting
Valérie Maurer, Town Planner

Absent: Richard Randlett, Member
Dana MacAllister, Alternate
Kevin Gorgoglione, Alternate
Paul Anderson, Alternate

8:00 pm – Alan opened the meeting

(Note: prior to the regular meeting, the Board met with the NRPC at 6:30 pm to review the Master Plan updated chapters)

Minutes

Ron moved to approve the Planning Board minutes of June 02, 2011 as written. Mike Seconded. Vote yes 3-0.

Not have enough members present to approve the minutes of the May 5 & June 02, 2011 meetings.

Mixed Use Zoning, Route 130 Corridor – Brainstorming Session

In addition to the Planning Board members, attendees were: Robin Katz, Gina Bent, Louise Price, Kathy Pelletier and Joe Raneri.

Alan welcomed the residents who attended the meeting and provided feedback on previous discussions and forums related to Mixed Use that generated tonight's brainstorming session. **Alan** explained that the Planning Board was looking for input and comments from the public. All present were given a hard copy of a PowerPoint presentation. Pictures of example of Mixed Use in other towns were also displayed. **Valérie** thanked all who attended tonight's meeting and went over the presentation she put together, copy of which is attached to these minutes. Valérie thanked Ron Pelletier for all the pictures he took to show at tonight's meeting. Attendees were then invited to ask questions, offer comments and all were highly in favor of allowing small businesses in the center of town.

Some of the ideas were:

- Make the center of town a destination for people

- Walking and biking between destination
- Have family oriented businesses
- Businesses such as a coffee shop, antique shop, would be desirable
- Keep the historical character of the Town
- Quick stop for people to shop and get personal and medical care
- Place for people to gather

Mixed Use for other areas in town was also mentioned but the Board explained that, for now, the concentration was on the Rte 130 corridor. Other areas such as Route 13 will probably be considered but would require different rules and would allow for other / additional type of businesses.

Next steps were then discussed, the first one being to create a Town Center / Mixed Use Committee. If the goal is to have a warrant article submitted for March 2012 Town Meeting, there will a lot of work to do in a short period of time such as reviewing the Zoning Ordinance and make sure that existing sections would be revised as well in order to comply with a new Mixed Use section (e.g. Sign Ordinance, Parking, etc.). Non-Residential Site Plan regulations probably will need to be looked at. Development guidelines, specific to the mixed use zoning, would need to be put in place. Other duties will be to look at what other communities have in place for Mixed Use ordinances, and in collaboration with the NRPC, develop a Mixed Use Zoning Overlay District Ordinance for Brookline. Then the Planning Board will have to hold Public Hearings in November and present the proposed new Zoning section.

Once a Committee is formed, members can discuss how to “split” the work and have sub-committees working on specific tasks.

Procedure on how to advertize the creation of the Committee was discussed. The Board of Selectmen will be asked to look into it and put an announcement on the website and the Yahoo group asking volunteers to submit their name by June 27. **Darrell** said that he would get in touch with the Board of Selectmen and will discuss this at their next meeting. Postings for the creation of the Committee will also be put on Channel 13, Town Hall, and Post Office. The Planning Board will continue the discussion on July 7th, once a Committee has been formed.

Residents **Robin Katz, Gina Bent, Kathy Pelletier** and **Joe Raneri** said that they were very interested in joining the Committee.

Ron Pelletier and **Mike Papadimatos** volunteered to represent the Planning Board on the Committee.

Alan concluded the meeting by thanking everyone for coming and their willingness to volunteer their time on this project.

Meeting adjourned at 9:05 pm

The next Regular Planning Board meeting will be held on July 7th, 2011, starting at 7:00 pm
Minutes submitted by Valérie Maurer

Alan Rosenberg, Co-Chair _____

Mike Papadimatos, Co-Chair _____

Ron Pelletier, Member _____

Darrell Philpot, Selectmen’s Representative _____