



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

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**PLANNING BOARD MEETING  
Minutes  
August 4, 2011**

**Present: Alan Rosenberg, Co-Chair, Voting  
Mike Papadimatos, Co-Chair, Voting  
Richard Randlett, Member, Voting (Arrived at 7:00 pm)  
Ron Pelletier, Member, Voting  
Clarence Farwell, Selectman's Representative (Left at 7:00 pm)**

**Absent: Darrell Philpot, Selectmen's Representative, Dana MacAllister, Alternate, Paul Anderson, Alternate, Kevin Gorgoglione, Alternate, and Valérie Maurer, Town Planner.**

**Non-Public 6:30pm**

**Mike moved to go into non-public session under RSA 91-A: 3. Ron Seconded. Mike Voted yes. Alan voted yes and Ron voted yes.**

**Ron moved to come out of non-public session under RSA 91-A: 3. Mike Seconded. Ron voted yes, Alan voted yes, and Mike voted yes.**

**Ron moved to seal the minutes. Mike Seconded. Voted yes 3-0.**

**7:00 pm Master Plan discussion.**

The Board discussed the Demographic, Community Design, and the Community Facilities Chapters of the Master Plan with Jill Longval and Julie Chizmas from Nashua Regional Planning Commission, the Master Plan Committee and Peter and Judy Cook.

**Minutes**

There were not enough people to sign the minutes from June 2<sup>nd</sup>, 2011 or July 21<sup>st</sup>, 2011.

**NRSP- # 2011-B: H-52-Inna Raneri, Home Business: Northeast Gold Recycling / Gift Shop.**

In attendance for this hearing: applicant Inna Raneri and Joe Raneri (applicants), Peter Cook and Judy Cook (abutters at 10 Main Street).

**Inna Raneri** said she would like to continue her business. They were originally located at 65 Route 13 with Weatherwise. **Inna** said Joe had moved his business Weatherwise Heating and Air Conditioning

back to the house where it was originally. She would like to take up a small space in the office for her business. **Inna** said she buys and sells gold. She brings the gold to be melted down and resold. The address she will use for is 1 Steam Mill Hill Road this was approved by Wes Whittier head of the Emergency Management Department. The only issue Valérie had was parking and they have 100sf of parking and it is 40 ft deep. The tenants that live in the apartment only take up 25ft of the parking lot. They have never had an issue with parking in the past and they have always run Weatherwise from this location. **Inna** said she will be using the same space as Weatherwise office for her business. The gold business will only take up a few draws of space in the office. She said they have over 3,000sf of living space and the home businesses only take up 300sf which is less than the 25% of the total living space. She doesn't think traffic will be an issue. She works by appointment for gold buying and selling but the gift shop would be open from 8:00 am to 7:00pm Monday thru Sunday. Northeast will be working seven days a week and by appointment only. **Richard** asked how many cars could be there at a given time. **Inna** said it varies it could be 1 to 2 cars a week up to 5 to 10 cars a week. **Inna** said the number of employees would be the same. She will have one sign for both businesses and she will get a permit from the Building Inspector.

**Alan** said in the future if something changes that is not on the application you will need to come back to the Planning Board. **Inna** agreed.

**Richard moved to accept the application # NRSP- # 2011-B: H-52-Inna Raneri, Home Business: Northeast Gold Recycling / Gift Shop. Ron Seconded. Vote yes 4-0.**

**Mike** said he had concerns about there being two home businesses at the same location but it is still under the allotted square footage that the Ordinance allows. **Judy Cook** said you have a committee working to come up with mixed use zoning ideas to allow businesses in the center of town. She has also spoken to some of the neighbors and hasn't heard any complaints. **Alan** said it is the responsibility of the Planning Board to "cross the T's and dot the I's". **Alan** asked if the parking was being shared with the tenants. **Inna** said yes there are four apartments and they are all rented this only takes up 25ft of the front parking area. **Inna** said they have three or four spots, if not a few more, for customers alone. **Alan** said that was his only concern and it seems like that has been taken care of and there is plenty of parking. **Alan** said the fire department didn't have any comments yet but the Emergency Management Director was fine with the address being listed as 1 Steam Mill Hill Road. **Alan** read the conditions of approval:

1. All fees for case review, meeting time and inspections shall be paid before the applicant starts operating the Home Business.
2. A satisfactory report of final inspection from the Fire Department shall be provided to the Planning Board before the applicant starts the Home Business.
3. A sign permit shall be approved by the Building Inspector.
4. Any notification and/or change to the home business as approved at the August 4<sup>th</sup>, 2011 Planning Board meeting shall be submitted to the Board for review.
5. A compliance hearing shall be held a year after day of approval.

**Inna** asked when the compliance hearing will be scheduled for. **Alan** said it is just so the Board can see how things are going in a year from now. It should be held the first meeting in August of 2012. **Inna** asked if she will be informed when this meeting is scheduled. **Alan** said yes they will send her a notice.

**Richard moved to approve the application # 2011-B:H-52. Mike Seconded. Vote yes 4-0.**

### CIP

**Alan** said there is no update for the Capital Improvement Plan.

**Richard moved to adjourn at 8:45 pm. Richard Seconded. Vote yes 4-0.**

**Alan Rosenberg, Co-Chair** \_\_\_\_\_

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

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

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

**The next Regular Planning Board meeting will be 8/18/2011.  
Minutes submitted by Kristen Austin.**