



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
October 21, 2010

Present: Alan Rosenberg, Co-Chair, Voting
Mike Papadimitos, Co-Chair, Voting
Richard Randlett, Member, Voting
Ron Pelletier, Member, Voting
Dana MacAllister, Alternate
Valérie Maurer, Town Planner

Absent: Kevin Gorgoglione, Selectmen's Representative and Paul Anderson, Alternate.

7:00pm Meeting start

Minutes

Mike moved to approve the minutes of the October 7, 2010 Planning Board meeting as written. Ron seconded. Vote yes 4-0.

2010-3: J-41, J-41-10,11,12 – Patenaude – Workforce Housing Subdivision - Continued

Valérie said Randy Haight (Meridian Land Services) will not be here tonight to present this case. We also didn't receive the new plans until about 2:15pm today. Alan asked if any of the legal documents the Planning Board had requested had been dropped off. Valérie said not yet. Valérie said she did not know if Al Patenaude was going to be here to present the plan. Dennis LaBombard (LaBombard Engineering, Town Engineer) was in attendance Alan asked if he had any comments. Dennis said he had just received the plans the night before at 5:00pm by email. He had made a few comments and some things have been changed on this plan. Dennis said some requests that he made have not been changed, for example, the rain garden on Laurelcrest Drive that is still missing details. Dennis said he will need to review the newest plan and will forward any comments to the Board and to Randy Haight. Alan said they do not have the legal documents and Dennis still has to review this plan and drainage calculations we should continue the case to a certain date. Mike moved to continue case 2010-3: J-41, J-41-10, 11, 12 – Patenaude – Workforce Housing Subdivision until the November 18, 2010 Planning Board Meeting. Ron Seconded. Vote yes 4-0.

Richard asked Valérie if she knew how much land you would need for a septic, leach field, well radius, and a house. **Valérie** said she would ask the Building Inspector if there is an amount they can go by. **Dana** said you could have a very small house and septic. It depends on soil and size of home. **Valérie** said she will ask and email the answer to everyone.

Master Plan Update

Survey Committee

Valérie said the survey is on the Brookline website and ask the public to please take a few minutes and fill that out. There are hard copies of the survey and drop off boxes located at the library, the Town Hall, and the Post Office. **Richard** asked how many have come back filled out. **Valérie** said there are about 40 filled out on the website.

Forum Committee

Alan said the Master Plan meeting will be held this Friday, October, 22 2010 at RMMS at 6:00pm. Food and child care will be provided. All Brookline Residents are welcome to attend.

Capital Improvement Plan

Alan said the first public meeting for the CIP will be held at the Fire Station on Tuesday, October 26, 2010 at 7:00pm. This is a public meeting.

Upcoming Events

Valérie said on November 18, 2010 she has scheduled the Planning Boards first workshop. She will compile a list of possible changes/amendments to the Zoning Ordinance for the Board to review. She has also created a list of definitions, combining all definitions from the Brookline Zoning Ordinance, Subdivision Regulations, and the Non-residential Subdivision Regulations. If all the definitions are located in one place it may make it easier to have one list for all three documents. **Alan** said they will just have to figure out where this list will reside. If you put it with the Brookline Zoning Ordinance and you want to make changes, corrections, or additions, they have to be approved at Town Meeting and if you make it a separate document it can be changed at a public hearing. **Valérie** said the definitions don't change that often and would rather they be attached to the Zoning Ordinance. **Alan** said something for everyone to think about for the workshop.

2010-3: J-41, J-41-10,11,12 – Patenaude – Workforce Housing Subdivision - Continued

Al Patenaude arrived at 7:30 pm, during the previous discussion.

Alan explained they had made a motion to continue the case to a November 18, 2010. They had just received the plans after 2:00pm this afternoon and Dennis will still need to review them. **Al** asked if there was anything that should be modified so they can have the correct information prior to the next meeting. **Alan** asked if they had any legal documents to submit. **Al** handed the Declaration of Workforce Housing Restrictions for Pierce Ponds Estates II. He said his printer wasn't working and couldn't print out the easements but will email them to Valérie. **Alan** asked if he had picked a management company yet. **Al** said he is looking into MCO Housing Services. **Alan** asked if they could have a detailed plan that shows where the septic, house, slope, and where the drainage will be. **Valérie** said just so the Board will have a better idea of what it all looks like on the same plan instead of flipping pages. **Alan** said if they could get an 11x17 sheet with a lot on each sheet with all the details for them to review. This would only be needed for lot J-41-16, J-41-17, and J-41-18. **Al** said he can't add in the house box until the Board decides what the house design will be for each lot. **Alan** said they could skip the house box but because this is the first Workforce Housing plan they would like as much information as they can get. **Alan** said this could just be

a draft copy and doesn't have to be part of the plan. **Valérie** said she still has a question as to where the snow will go. **Al** showed on the plan the two areas that the snow will be pushed. **Valérie** said lot J-41-15 has access off Laurelcrest and off of the Common Driveway. Which one will it take access from. **Al** said per the Town fire regulations because the lot abuts both the road and the common driveway he needed to show access from both, but the driveway will be off the common driveway, not from Laurelcrest Drive. **Richard** asked what lots will be market and what lots will be WFH. **Al** said they haven't figured that out yet he would like to try to keep the current neighbors happy and put market houses around them. **Alan** said the designation between workforce housing and market has to be made before approval. **Al** said it doesn't state that in the regulations. The Board agreed that what will be recorded will have to be what will be built, lots showing market value houses will have a market value building, same for workforce housing. **Al** also brought in an example of the post that will number (using reflective numbers) all the driveways if the post office decides they will not drive down the road.

Richard moved to adjourn at 8:50 pm. Mike 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 11/4/2010.
Minutes submitted by Kristen Austin.**