



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

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PLANNING BOARD MEETING

**Minutes
March 21, 2019**

Present: Eric Bernstein, Co-Chair (voting)
Chris Duncan, Member (voting)
Ron Pelletier, Member (voting)
Peter Keenan, Alternate, (voting for Alan)
Valerie Ogden, Selectboard Representative Alternate (voting)

Absent: Alan Rosenberg, Co-Chair, Member, Jill Adams, Alternate, and
Valérie Rearick, Town Planner

Eric asked Peter to vote for Alan. Peter agreed.

Minutes

Chris made a motion to approve the January 17, 2019 minutes as written. Ron seconded.
Vote yes 3-0.

Eric said they will need to wait for the next meeting to approve the February minutes.

Conference Call with Romeo Dubreuil, Building Inspector, Re: Driveway Slope

For this discussion Romeo Dubreuil Brookline Building Inspector was on conference call with the Planning Board. In attendance was Dennis LaBombard (Town Engineer) LaBombard Engineering.

Eric said this is regarding the driveway grade. Eric read the Section of the Subdivision regulations on page 22:

Section 7.3. Design Features

b. Maximum grade shall be ten (10) percent with the Building Inspector and the Fire Department approval and at the discretion of the Planning Board.
and

g. If acceptable to the Building Inspector, a driveway grade greater than ten (10%) percent, and not to exceed fourteen (14%) percent, shall include a platform or parking area at the

entrance of the driveway on the applicant's land large enough to park two (2) cars when weather conditions prohibit use of the driveway. No parking shall be allowed within the town right of way.

Romeo sent an email that stated “Recommendation for the Planning Board to decrease the driveway slope to 8 % percent, after last night's meeting with the selectmen it is absolutely clear that the creation of driveways at 10 percent with review from the Building Inspector to accept or not accept 14% is not working. Wide ranging opinions from contractors, developers, real-estate sales persons, selectpersons and the building department is making it impossible to implement.

So the reasonable thing to do is, keeping consistency with the surrounding communities, "consistency" being the most reasonable logical and rational approach!

That will make it absolutely clear for the developers, Real-estate agents, planning Board, engineers, surveyors, building department, fire and rescue.

My recommendation for Brookline would be a maximum of 8% that will be keeping it consistent with all the surrounding towns.”

Romeo said section g. states that the wording “if acceptable to the Building Inspector” is causing conflicts as there are a lot of opinions out there. It would be better to keep it at 10% or 8% grade and it will also keep it constant with surrounding towns. **Dennis** said he would be in favor if changing this to 10% or 8% if that is what the Board would like to do. If there is a real hardship case, then you can waive this.

Eric agreed it sounded like removing the 14% would be a good idea and would cause less of a conflict. **Eric** said there are also comments from the Police Department that states they would be in favor of anything that would improve safety. **Chris** said he has some serious reservations about removing this he would like to keep that flexibility in the ordinance. **Ron** asked if they had to decide on this tonight. They could add this to the list of things they will need to review in the Regulations and the Ordinances. **Chris** said they may need to form a subcommittee to look into this. **Valerie** said she would like to be involved in that committee. Chris, Dennis, and Ron all said they will be willing to help with a subcommittee if that is what they will need to do.

Case Review 2019-2: E-50-1, E-50-2, Drew & Elizabeth Kellner. Lot Line Revision

In attendance for this discussion Drew Kellner (applicant) and Randy Haight with Meridian Land Services.

Randy said this is a proposed lot line revision. There are already two existing lots at this location and this lot line revision will move two triangle shaped parcels to be added to the existing house lot E-50-1. This reconfigures the common lot lines between lot E-50-1 and E-50-2. **Eric** said fees have been paid and abutters notified.

Ron made a motion to accept plan 2019-2: E-50-1, E-50-2, Drew & Elizabeth Kellner, Lot Line revision. Chris seconded. Vote yes 5-0.

Randy said all the changes that were required by Valérie have been made.

Jacquelyn Hudson abutter Lot E-42 said she has no issues with this plan. She is here in favor of this tonight. **Chris made a motion to approve plan 2019-2: E-50-1, E-50-2, Drew & Elizabeth Kellner, Lot line revision with the following conditions:**

- All fees associated with the case review and meeting attendance shall be paid prior to the recording of the final plan.
- A letter from the Surveyor shall be received stating that all bounds are in place prior to the recording of the final plan.
- The applicant shall submit 8 paper copies of the final plan and a permanent, reproducible Mylar.
- All conditions of approval shall be noted on the final plan.

Ron seconded. Vote yes 5-0.

H-75- Plan revision: from 3 to 4 driveways to be accessed through Clover Hill Way, a common driveway

Randy Height Meridian Land Services.

Randy said the owner would like to put a house on lot H-75-12 but would like it to take access from Clover Hill Way instead of Sawtelle Road. Lot H-75-12 would be 3 Clover Hill Way instead of 26 Sawtelle Road. **Eric** said this is a change to the plan and this will need to be recorded. The Board agreed this should also be reviewed by Emergency Management. **Ron made a motion to accept the Plan revision from 3 to 4 driveways to be located off Clover Hill Way with the condition that Emergency Management signs off on the new street number of 3 Clover Hill Way. Seconded by Chris Vote yes 5-0.**

Membership – Appointment / reappointment of members/ alternates

Chris made a motion recommend to the Selectboard that Ron Pelletier be reappointed as a full member of the Planning Board with a term expiring in March of 2022. Peter seconded. Vote yes 4-0. Ron abstained.

Re-adopt Planning Board by Laws

Ron made a motion to table this until the April Meeting. Chris seconded. Vote yes 5-0.

Economic Development Committee

Ron said they are still working on the Brookline signs.

Melendy Pond Study Committee

Chris said all three warrant articles had passed at town Meeting.

Warrant Articles were:

17.)To see if the Town will vote to reverse the March 13, 2002 vote that prohibited any future leases, subleases or options to renew on properties managed by the Town through the Melendy Pond Authority (Lot B-55) beyond December 31, 2020, contingent upon replacement of existing leases with new agreements, in accordance with RSA 41:11-a, II, for the occupancy of the property to commence on January 1, 2020 and extend no further than December 31, 2032. Any such agreements must: restrict use of the property to seasonal, recreational use; prohibit use of the property for establishing Brookline, NH as one's domicile; require verified evidence of domicile elsewhere; in exchange for consideration at least sufficient for annual maintenance costs and removal of abandoned structures and improvements. *(Recommended by the Selectboard 4-0, with one abstention).*

18.) To see if the Town will inclusively: vote to dissolve the Melendy Pond Authority and authorize the Selectboard to serve as the town's agents to manage the property, current leases and any future agreements on Lot B-55. *(Recommended by the Selectboard 3-1, with one abstention).*

19.) To see if the Town will vote to establish a revolving fund pursuant to RSA 31:95-h, for the purpose of funding ongoing maintenance of Lot B-55 and future demolition of structures. All revenues received from Lot B-55, excluding property taxes collected, will be deposited into the fund, and the money in the fund shall be allowed to accumulate from year to year, and shall not be considered part of the town's general fund balance. The town treasurer shall have custody of all moneys in the fund and shall pay out the same only upon order of the governing body and no further approval is required from the legislative body to expend. Such funds may be expended only for the purpose for which the fund was created. Any funds remaining after all agreements have expired or terminated, and all structures have been demolished, shall go to the Town's general fund following a subsequent town meeting vote to do so.

(Recommended by the Selectboard 5-0)

Eric thanked Chris for serving on this committee. **Chris** said it was a great experience and he would be glad to do it again.

Ron said the Warrant Article for the Veterinarian Clinic Lot K-26 also passed and is now a commercial lot.

Adjourn

Chris made a motion to adjourn at 8:12 pm. Ron seconded. Vote yes 5-0.

Eric Bernstein, Co-Chair, _____

Chris Duncan, Member, _____

Ron Pelletier, Member, _____

Peter Keenan, Alternate, _____

Valerie Ogden, Selectboard Ex-Officio, _____

The next Regular Planning Board meeting will be April 18, 2019.

Minutes submitted by Kristen Austin.