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

**P.O. BOX 360 – 1 Main Street
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<http://www.brooklinenh.us>

**Planning Board
Minutes
November 22, 2021**

**Present: Alan Rosenberg, Co-chair (voting)
Eric Bernstein, Co-chair (voting)
Ron Pelletier, Member (voting)
Brendan Denehy, Selectboard Representative (voting)
Scott Grenier, Alternate (voting for Chris)
(via Zoom)**

Absent: Chris Duncan, Member, Dennis Bechis, Alternat Eric Pauer, Alternate, and Valérie Rearick, Town Planner

Work Session

Peter D'Agostino was also in attendance.

Alan asked Scott to vote for Chris. **Scott** agreed.

After a brief discussion about the Notice for Public Notice the Board agreed to the following changes are highlighted:

- Amend sections 603.03, 603.06, 902.01, 902.02, and 1501(f) to increase the minimum square footage from 80,000 to 88,000.
- Amend sections 603.03, 603.04, 603.06, 603.06a and d and 1505.05 to read: (...) excluding wetlands, water bodies and land in the 100-year floodplain. Remove the word "Contained" from the bolded correction in this amendment.
- Amend section 603.04 and 603.06d 160,000 contiguous square feet to 176,000 contiguous square feet.
- Amend sections 901.02, 902.01, 902.02 to increase the square footage from 40,000 to 44,000.
- Update section 620.00, Workforce Housing Option (the entire proposed ordinance is available at the Selectboard office, at the Town Clerk office, and on the Brookline website under Planning Board.
- Reinstate section 1400.00, Growth Management Ordinance, with updated language (the entire proposed ordinance is available at the Selectboard office, at the Town Clerk office, and on the Brookline website under Planning Board.

The Board agreed to the changes and to make the correct to the Section 603.04 and 603.06d to change the Square Footage amount from 160,000 to 176,000 SF. And add the corrected wording excluding wetlands add “water bodies and land in the 100-year floodplain. To sections 604.04, 603.06 a and d.

Alan said not that we will be able to fix this tonight, but he believes that it may come up at the public hearing. **Alan** read Section 1405.00

“3. Building permits shall be distributed in April and October. Beginning on April 15, 50% of the total available permits may be issued for that calendar year. Beginning on October 15 the remaining building permits for that calendar year may be issued. Every applicant may be issued one (1) building permit until the total available number of permits for that period have been issued.”

Then Read Section 1406 third paragraph:

“The intent of this section is to ensure that each developer will receive a number of permits appropriate to the size of the subdivision The intent of this section is also to ensure that each subdivision receives a building permit, not for a subdivider to create small subdivisions or to sell off individual lots circumventing the purpose of this Ordinance.”

Alan said one section sounds like they are going to get one permit and one section sounds like they will get more than one permit. This sounds like it may be a conflict.

Eric said if no one brings it up can we fix it on our own. **Alan** said yes, they should. This would require a 2nd public hearing because it would be a substantial change.

Brendan made a motion to approve the Notice of Public Hearing notice for December 16, 2021 as amended. Scott seconded. Vote yes 5-0.

Adjourn

Brendan made a motion to adjourn the meeting at 7:30pm. Scott seconded. Vote yes 5-0.

Alan Rosenberg, Co-chair _____

Eric Bernstein, Co-chair _____

Ron Pelletier, Member _____

Brendan Denehy, Selectboard Representative _-----

Scott Grenier, Alternate _____

Minutes submitted by Kristen Austin.

Next scheduled Planning Board Meeting will be December 16, 2021