



Telephone (603) 673-8855
Fax (603) 673-8136

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

**P.O. BOX 360 – 1 Main Street
BROOKLINE, NH 03033-0360**

<http://www.brooklinenh.us>

**Planning Board
Minutes
April 21, 2022**

**Present: Eric Bernstein , Co-chair (voting)
Alan Rosenberg, Co-chair (voting)
Chris Duncan, Member (voting)
Scott Grenier, Member (Voting)
Steve Russo, Selectboard Representative (voting)
Valérie Rearick, Town Planner (Via Zoom)**

Absent: Dennis Bechis, Alternate and Eric Pauer, Alternate

Eric called the meeting to order and read the rules for a hybrid meeting:

- Any meeting attendees participating via Zoom are asked to activate the “mute” function until called upon by the chair
- Meeting attendees via Zoom must use the “raise hand” function under the “reactions” tab to participate in the meeting – and will be permitted to comment once and if called upon by the chair
- Anyone providing comments during the meeting must first identify their name and address
- The “chat” function for Zoom participants will be disabled by the meeting administrator or otherwise not addressed; “chat” items will not be part of the public meeting/record
- Meeting attendees via Zoom will not be listed as attendees in the minutes (except Board members)
- The meeting’s physical location is the official meeting room. Should technical difficulties arise with the remote portion, the meeting will continue at the physical location.

Mail

Eric said they received a letter from Brookline Opportunities LLC asking that the Planning Board for clarification of the new growth management Ordinance where their proposed project is concerned. They plan to respond to this letter at a later date.

Minutes

Alan made a motion to approve the minutes of March 17, 2022, as written. Chris seconded vote yes 4-0. Steve abstained.

Elect Co-Chairs

Alan made a motion that Brookline Planning Board agree to elect 2 co-chairs for the upcoming year. Chris seconded. Vote yes 5-0.

Chris made a motion to nominate Alan Rosenberg to be a Co-Chair of the Planning Board.

Scott seconded . Alan abstained. Vote yes 4-0.

Chris made a motion to nominate Eric Bernstein to be a Co-Chair of the Planning Board.

Scott seconded . Eric abstained. Vote yes 4-0.

2022-1:H-36,H-42,H-43, Lot Line Adjustment. Nissitissit River Land Trust, Felix & Eleanor Monius, Town of Brookline: Site: 23 Main Street.

In attendance to present this lot line adjustment is Jay Chrystal (Developer).

*Lot H-36, Location off Main Street, owner Nissitissit River Land Trust

*Lot H-42, Location 23/25 Main Street, owner Monius, Felix and Eleanor

*Lot H-43, Location Main Street and Old Milford Road, owner Town of Brookline

Valérie said the application is complete and the abutters have been notified. **Jay** said this is part of the process for the application for Housing for Older Persons Development which will be submitted for the next meeting, this is basically housekeeping and an agreement he came to with the town.

Alan made a motion to accept application 2022-1:H-36,H-42,H-43, Lot Line Adjustment. Chris seconded. Vote yes 5-0.

Jay said they are proposing a lot line relocation between Lot H-36 (NRLT) and Lot H-42 (Monius) as part of the future Housing for Older Persons application, they will be looking to put in a community water supply system, part of that requirement is that they have to maintain a 150 foot well radius around the well and it needs to be owned by them or under some sort of easement control in perpetuity. They plan to have two wells in case one well has an issue they will have a second. He showed the location of the wells and the land swap that will occur between Lot H-42 and Lot H-36. This will allow the well radius to be solely on lot H-42 and it will also give Nissitissit River Land Trust more river access. This further supports their purpose of protecting the Nissitissit River.

Jay said the second lot line relocation will be between Lot H-42 (Monius) and town owned Lot H-43. Lot H-43 consists of .3 acres at the moment and there is not a lot they could do with this lot. They will donate 2.305 acres to the town lot H-43. **Eric** said he just wanted to confirm that this is just a plan for a lot line adjustments, this is not the application for the Housing for Older Persons application. **Jay** said yes that is correct this is housekeeping as to what they will need to accomplish the HOP development. **Eric** asked if the Conservation Commission had any comments in regard to this plan. **Kristen** said the Conservation Commission had no comments or issues with this proposal. **Valérie** said these are straightforward lot line adjustments. **Scott** said just to clarify if they approve the plan for the lot line adjustments today this will not take effect unless they approve the Housing for Older Persons Development. **Alan** said if they approve this application tonight these will take effect. They cannot tie and approval of an application to another approval of an application, especially if an application hasn't been submitted yet. **Jay** said if he is not successful in purchasing this property then they would come back to the board and seek to have this plan rescinded. The lot line relocation will not be completed until they deed the added acreage to the Town of Brookline. Lot H-43 will remain the same size until it is deeded. Normally they record the mylar and the deed with the new deed description at the same time.

Tom Quarles (Abutter at 32 Main Street) said he didn't get a notice, but he would like to know if the Selectboard had a meeting and discussed receiving this land. They are the only entity that can buy or receive land for the Town. He doesn't believe this application can be approved unless the Selectboard has agreed to this. **Valérie** said she had given a copy of this plan to the Selectboard and maybe they had discussed it in a nonpublic meeting, but she hasn't received anything from them. **Tom** said how could they discuss it legitimately in nonpublic if it is a

donation. **Eric** said he believes that receiving land is a reason to go into non-public session. **Chris** said he agreed the lot line adjustment with Nissitissit River land trust is a good idea. If they don't have any input from the Selectboard can the lot line adjustment be done at a later date and not tonight. This might eliminate any of the issues that are being discussed tonight. **Scott** asked if there was a reason it needed to be done tonight. **Jay** said from our point of view we need the lot line revision in the back to accommodate the well radius requirements. They don't have to give the town land but they would like it in place on the for the proposed Housing for Elderly Persons Development when it comes to the Planning Board.

Jay said he has spoken to the Town Administrator, the Selectboard is fully aware of what we are doing here. This is more of a due diligence step at this point. You have seen the opposition that they are getting where this application is concerned. There were a lot of accusations online and being said they are untrue, the more transparent they can be the better for everyone. **Scott** said he hasn't heard from the town that they are ok with this. Usually, all parties are here at the meeting when they are proposing a lot line adjustment.

Valérie said the three parties involved in all these lot line adjustments have signed an agreement form agreeing to have this plan being presented at the Planning Board. She has signed documents from Tad Putney on behalf of the Selectboard, Nissitissit River Land Trust, and the Monius' property. **Chris** said so Tad has signed for the Selectboard that they are in agreement with this lot line adjustment. **Valérie** said yes, the signed papers are in the case folder.

Alan made a motion to approve application 2022-1:H-36,H-42,H-43 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.**
- **The applicant shall submit 4 (instead of 8) paper copies of the final plan and a permanent, reproducible Mylar.**
- **The applicant / representative shall provide a labeled and pre-paid mailing tube to send the final Mylar to the Registry of Deeds.**
- **All conditions of approval shall be noted on the final plan.**

Scott Seconded. Vote yes 5-0.

Announce Workforce Housing Assessment review results for the May 19, 2022, meeting

Eric said there were some changes made to the Workforce housing ordinance that was voted in at town meeting and the Planning Board will review Workforce Housing Assessment Review results at the May 19, 2022, meeting.

Capital Improvement Plan: 2022 Committee Membership

Alan volunteered to be a part of the CIP Committee this year. He said he had also received an email from Tad stating they should run it like they did last year with the Planning Board Representative, a Selectboard Representative, Finance Committee Representative, and 2 at-large members. Ed Perry will be the Selectboard Representative. **Alan** will be the Planning Board Representative. They have an email from Jay Kramarczyk offering to volunteer this year. **Eric** asked who appoints the Member for this committee. **Alan** said this Committee is under the Planning Board purview **Valérie** said she will put something on the website and will reach out to the Finance Committee and will put something together for the May Planning Board meeting.

P.B. By-laws, Re-Adoption (continued from March /17/2022 PB meeting)

Valérie said she had made all the changes suggested at the last Planning Board meeting. **Scott** suggested they change his/hers to their in the document. The Board agreed. **Chris made a motion that the Planning Board readopt the Bylaws as amended. Seconded by Steve. Vote yes 5-0.**

Planning Board Member attending the Planning Board Meeting

Alan said although the hybrid meeting option has become popular, he would request that all the members of the Planning Board be in attendance in the town hall meeting room for the meetings, if possible. He understands there maybe circumstances that might prevent someone to miss a meeting and have to zoom in but if at all possible to be in attendance here in the meeting would be great. **Chris** said he agree 100 % if for some reason there is a glitch, and they lose the ability to hold the zoom meeting or they lose the internet they will still need a quorum.

Non-Public

Chris made a motion to go into non-public session under RSA 91-A:3 II (I) consideration of Legal advice. Scott Seconded. Roll Call Vote Eric, Alan, Steve, Scott, Chris all voted yes.

Alan made a motion to come out of non-public session under RSA 91-A:3 II (I) Legal, seal the minutes and adjourn the meeting at 8:10. Seconded by Eric. Chris Seconded. Roll Call Vote Alan, Eric, Steve, Scott, Chris all voted yes.

Eric Bernstein, Co-Chair, _____

Alan Rosenberg, Co-chair _____

Chris Duncan, Member _____

Scott Grenier, Member, _____

Steve Russo, Selectboard Representative _____

Minutes submitted by Kristen Austin.

Next scheduled Planning Board Meeting will be May 19, 2022