



**TOWN OF
BROOKLINE, NEW HAMPSHIRE**

PLANNING BOARD

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PLANNING BOARD MEETING

Minutes

August 21, 2014

Present: Dana MacAllister, Co-Chair (voting)
Richard Randlett, Member (voting)
Ron Pelletier, Member (voting)
Eric Bernstein, Alternate (voting for Alan Rosenberg)
Brendan Denehy, Selectboard' Representative (voting) (Left at 9:10pm)
Judy Cook, Alternate
Valérie Rearick, Town Planner

Absent: Alan Rosenberg, Co-Chair.

Elderly Housing – Discussion with local developers.

The Planning Board held a Workshop from 6:00 pm to 7:00 pm to discuss Elderly Housing with local developers.

The Board received information and heard some of the experiences that other developers, realtors and planners in surrounding towns have had with the 62 and 55 year old housing. One suggestion from the majority of the room was the town should look into providing town water along Route 13 and Route 130 (center of town).

Minutes

**Brendan moved to approve the minutes of the July 17, 2014 Planning Board Meeting as written.
Richard seconded. Vote yes 3-0.**

NRSP# 2014D: J-13-4, Kelly Murphy, 61 Averill Road

Kelly said she runs an interior design business from her home. She does not have clients at her home; she goes to their home. The only traffic that will go to her home is UPS or FedEx to make deliveries. She would like to put a sign out in front of her home promoting her business.

Richard made a motion to accept case NRSP#2014 D: J-13-4. Brendan seconded. Vote yes 4-0.

Richard made a motion to approve case NRSP#2014 D: J-13-4. Ron seconded. Vote yes 4-0.

Dana asked Eric to vote for Alan. **Eric** agreed.

2014-3: G-51, G-51-2, 3, 4 Bennett Chandler. 4 Lot Subdivision, Wildwood Drive.

In attendance for this discussion Randy Haight, Meridian Land Services Inc. and Bennett Chandler, Owner.

Randy said they are proposing a four lot subdivision creating lots G-51-2, G-51-3, and G-51-4. We have already received state subdivision approval. These lots will require underground utilities and they will also be running underground utilities to the existing home on lot G-51. **Valérie** said some of the information for this

subdivision was not send until this afternoon. The Board doesn't have a letter from the fire Department that states they agree with the turnaround being the parking area on lot G-51.

Richard made a motion to accept plan 2014-3: G-51-2, G-51-3, and G-51-4. Ron seconded. Vote yes 5-0

Brendan made a motion to continue case 2014-3: G-51-2, G-51-3, G-51-4, Chandler 4-lot subdivision to the September 18th, 2014 Planning Board meeting. Richard seconded. Vote yes 5-0.

2014-4: E-90- David Farwell. 2-lot subdivision, Mason Road.

In attendance for this discussion Randy Haight, Meridian Land Services Inc.

Randy said this is a proposed two lot subdivision. It will be a 77 acres lot and a 16 acre lot with the house on it. We have done test pits. There is an existing driveway and as stated on note 8 any future plans to develop this lot and that driveway will become a common driveway. **Valérie** said that the abutters have been notified and fees paid but there is still information missing for this subdivision to be accepted. Also the applicant had requested it be tabled until the September meeting.

Richard made a motion to table this discussion to the September 18, 2014 Planning Board meeting.

Ron seconded. Vote yes 5-0.

Accessory Dwelling Units Zoning Section 2000 – discuss proposed amendments

In attendance for this discussion Peter Cook and Webb Scales, participating as residents.

After discussion about the Accessory Dwelling Unit Section in the Zoning Ordinance with Peter Cook and Webb Scales, **Peter** said an apartment ordinance may be needed because he believes the Accessory Dwelling Unit Ordinance is being abused. The Board agreed they should go back and review the 2007 ADU Ordinance. Peter and Webb both agreed there were some sections removed from the 2007 version of the Ordinance which were working. The Planning Board will review the Ordinance.

Driveway Regulations (finalize)

After reviewing the latest Driveway Regulations and a short discussion,

Richard made a motion to approve the revised language for the Driveways regulations. Ron seconded. Vote yes 4-0.

A public hearing will be scheduled later on to adopt the new regulations.

Upcoming meetings / workshops

The Planning Board will meet at 6:00 pm on Thursday, September 4, 2014 for a workshop to discuss ADU ordinance and Excavation regulations.

A Town Forum to discuss changes to the Elderly Housing Ordinance has been scheduled on Tuesday, September 9, 2014 – 6:00 pm – At the Fire Station.

Richard made a motion to adjourn at 9:15pm. Ron seconded. Vote yes 4-0.

Dana MacAllister, Co-Chair _____

Richard Randlett, Member _____

Ron Pelletier, Member _____

Brendan Denehy, Selectboard's Representative _____

Eric Bernstein, Alternate (voting for Alan) _____

The next Regular Planning Board meeting will be September 18, 2014.

Minutes submitted by Kristen Austin.