



**TOWN OF
BROOKLINE, NEW HAMPSHIRE**

PLANNING BOARD

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PLANNING BOARD MEETING

Minutes

April 18, 2013

Present: Alan Rosenberg, Co-Chair (voting)
Richard Randlett, Member (voting)
Ron Pelletier, Member (voting)
Brendan Denehy, Selectboard's Representative (voting)
Judy Cook, Alternate, (Voting for Dana MacAllister)
Valérie Maurer, Town Planner

Absent: Dana MacAllister, Co-Chair & Kevin Gorgoglione, Alternate.

7:00 PM- Meeting start

Minutes

Richard moved to approve the minutes of the February 21, 2013 Planning Board Meeting as written. Judy seconded. Vote yes 3-0.

Richard moved to approve the minutes of the March 21, 2013 Planning Board Meeting as written. Brendan seconded. Vote yes 3-0.

Alan asked Judy to vote for Dana. Judy agreed.

Code of Ethics

Alan said the Selectboard has requested that the Board and Committees adopt the code of ethics this is a non binding resolution passed at the March 2005 Town Meeting. **Valérie** said there have been no text changes to the document. **Judy made a motion the Planning Board adopt the code of ethic for 2013. Brendan seconded. Vote yes 5-0.**

Planning Board By-Laws

Judy moved to adopt the Planning Board-By laws dated April 18, 2013 with the provision that the reference to the Board of Selectmen be change to Selectboard. Richard seconded. Vote yes 5-0.

The document will be signed by the Board's members once modified at the next meeting.

Case Review 2013-2:J-24-17, Chandler Rev. Trust – Lot Line Adjustment. Wildwood Drive

In attendance for this hearing Randy Haight (Meridian Land Services), Bennett Chandler (Applicant).

Randy said this is a 4 lot lot-line revision to provide access to lot 17 from Wildwood and not off Averill Road. Lot 17 and 18 are vacant and lot 16 is under construction. These lot line revisions will provide the 80 feet needed for lot 17 to have frontage for Wildwood Drive. **Valérie** said this plan reduces the amount of driveways off Averill Road. **Randy** said they have just received a letter from the Fire Department that states they have no issues with this lot line revision. **Alan** asked Valérie if the application was complete. **Valérie** said yes it is. **Richard made a motion to accept application 2013-2: J-24-17, Lot line Adjustment. Ron seconded. Vote yes. 5-0.**

Valérie read the Conditions of approval from the Staff report:

1. The applicant shall submit 8 paper copies of the final plan, one permanent, reproducible Mylar and one printable 11"x17" electronic .pdf format.
2. A letter from Meridian Land Services stating that all bounds have been set shall be provided to the Board prior to the recording of the final plan.
3. All fees associated with the case review shall be paid prior to recording of the final plan.

Valérie said this year they have been running into a problem where the lot line adjustment plans are recorded but the deeds are not being recorded and the information is not being added into the assessing system here at the office. She was wondering if this should be added as a condition of approval. **Randy** said in some instances the lots have mortgages or liens on them and the lot owners will need to wait for the bank to agree to change the wording before they can issue deeds for the lot line revisions. He has seen this go on for up to a year. The Board agreed that this should not be added to the conditions of approval for lot line adjustment cases.

Judy made a motion to approve plan 2013-2: J-24-17, Lot line Adjustment with the conditions read:

1. **The applicant shall submit 8 paper copies of the final plan, one permanent, reproducible Mylar and one printable 11"x17" electronic .pdf format.**
2. **A letter from Meridian Land Services stating that all bounds have been set shall be provided to the Board prior to the recording of the final plan.**
3. **All fees associated with the case review shall be paid prior to recording of the final plan.**

Brendan seconded. Vote yes 5-0.

Case Review 2013-3:E-4,E-5, Carl & Maria Gagnon/ Charlotte Pogue - Lot Line Adjustment

In attendance for this hearing were Randy Haight (Meridian Land Services), Maria Gagnon (applicant), and Charlotte Pogue (applicant).

Valérie said this is a simple lot line adjustment. The garage on lot E-5 was built over the lot line. **Randy** said yes by 4.7 feet. **Valérie** said this lot line adjustment gives them the land needed to make the lot conforming. Fees have been paid and abutters notified. **Randy** showed the board the lot line adjustment plan. Both lots are oversized.

Richard made a motion to accept application 2013-3: E-4, E-5 Lot line adjustment. Brendan seconded. Vote yes 5-0.

Valérie read the conditions of approval from her staff report:

- 1 The applicant shall submit 8 paper copies of the final plan, one permanent, reproducible Mylar and one printable 11"x17" electronic .pdf format.
- 2 A letter from Meridian Land Services stating that all bounds have been set shall be provided to the Board prior to the recording of the final plan.

3 All fees associated with the case review shall be paid prior to recording of the final plan.

Richard moved to approve the application 2013-3: E-4, E-5 Lot Line Adjustment with the conditions of approval just read from the staff report. Ron seconded. Vote yes 5-0.

Conceptual Discussion for lot H-75 at the end of Sawtelle Road

Here for this discussion are Randy Haight (Meridian Land Services), George Razzaboni (Razzaboni Home Builders), and Attorney Robert Parodi.

Randy said he was here tonight to discuss lot H-75. He had a copy of the 2004 approved and recorded plan (Clover Hill), a lot line adjustment between lots H-41-4 and 41-5, and the elderly housing plan that all came before the Board for this lot H-75. This is an approved Open Space Subdivision. The existing portion of Sawtelle Road was finished and has been deeded over to the town. One issue that needs to be corrected is Parcel B from the lot line adjustment is still owned by KKM Reality. **Randy** said he believes this subdivision (Clover Hill) is valid even with the very few ordinance changes that have occurred over the past seven years. The State has made some changes to erosion controls. They will have to correct the plan to accommodate the new State regulations. They may have to change some drainage easements. This plan already has State subdivision approval. **Randy** said he doesn't believe the changes to the town's ordinance have been enough to warrant a new plan being brought to the Planning Board. We are looking to do an amended subdivision plan. **Alan** said the original plan was recorded in 2005. **Randy** said at the time there was a limit of 4 years until the plans approval expires. It has since been switched to 6 years. This plan still meets Brookline Zoning. **Alan** said there has been one significant change regarding the utilities. It is now required that they be buried. **Randy** said whether above or below ground utilities PSNH will not go on the property to assess utility work until they get an easement over the property. After the easement is granted they will go onto the property and determine what they can do with the utilities. That will not be a concern. **Richard** asked if this is the lot where the community well was dug. **Randy** said yes that well is still there. **Judy** asked if that was on the Open Space lot. **Randy** said that currently there is only an easement to the town on that lot. **Judy** asked if the open space will eventually be deeded to the town. **Randy** said yes. **Judy** said as it stands nothing will happen with the well. **Randy** said in order to get state subdivision approval for the elderly housing, the well had to be dug and tested that is why it is there. **Randy** said George hasn't talked about using the well in any discussions. The plan (Clover Hill) as it stands right now all the lots have individual wells. **Judy** asked why it would even be an option if the land is going to be deeded to the Town. **Randy** said they haven't proposed using the well but it would still be an option if needed. **George** said he had no plans to use the community well. **Randy** said the lots on the plan stand by themselves. He just did want to say that the common well could not be used. **Judy** said it is an illegally dug well. **Randy** said that is a matter of opinion. **Randy** said this is just a conceptual discussion. They are just asking the Board if they thought this plan was still ok as it stands. **Alan** said there have been significant changes to the site perimeter buffer and he keeps going back to RSA 674:39 and the 5 year exemption. **Randy** said the biggest thing is the new drainage standards. **Bob** asked if the Board was all set and didn't expect Randy to start a new subdivision process. **Alan** said yes that is correct. **Judy** said he would just be updating the plan.

Capital Improvement Plan

Alan said it is that time of the year again and asked if anyone on the Planning Board would like to volunteer to be part of the CIP this year. **Richard** thanked Alan for all the hard work he put in over the past years working the CIP. **Alan** said he would volunteer again this year. **Judy** thanked Alan for volunteering again this year. **Valérie** said she will put something on the website about needing volunteers for the CIP.

Economics Development Committee

Ron said the Committee had met with Spiros at Chrysanthi's and he had some good ideas. Then we came back to the town hall for the regular meeting.

ZBA Hearing Decision from April 10, 2013

Ron said the Zoning Board heard the Bents case on April 10, 2013. This is for the living space above the business in a commercial /industrial zone. The ZBA has issued a one year permit and suggested that they come to the Planning Board to have it rezoned. **Ron** said the Bents should come to the Board to discuss this with us.

Ron said at the last Economic Development Committee meeting when we had met at Chrysanthi's Restaurant. He stated that there has been an apartment above the restaurant that he cannot use. He is paying taxes on it but can't use it or rent it. A mixed use zoning ordinance will take too long to come up with but he feels the Board needs to discuss it again. **Judy** said the Front End Shop owned by Gerry & Valerie Paynter on Route 13 was zoned commercial and the previous owner built a house when he sold it to the Paynters. They built a garage and started the shop out of that area. That is now a residential use in the commercial zone. The Board should start looking into dual purpose lots. **Brendan** said there is a more philosophically question here why cant people live in a commercially zoned lot. **Valérie** said that the Board shouldn't change the zoning for one person. **Ron** said it's not just one person who has this issue. **Judy** said she was never opposed to a commercial overlay just a residential overlay.

Richard made a motion to adjourn at 8:30 pm. Brendan Seconded. Vote yes 5-0.

Alan Rosenberg, Co-Chair _____

Richard Randlett, Member _____

Brendan Denehy, Selectmen's Representative _____

Ron Pelletier, Member _____

Judy Cook, Alternate _____

**The next Regular Planning Board meeting will be May 16, 2013.
Minutes submitted by Kristen Austin.**