



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

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**PLANNING BOARD MEETING
Minutes
May 16, 2013**

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

Absent: Kevin Gorgoglione, Alternate

7:10 pm – Dana Called the meeting to order

Minutes

Brendan moved to approve the minutes of the April 18, 2013 Planning Board Meeting as written. Ron seconded. Vote yes 4-0.

Plan Review – 2004 approved and recorded subdivision plan for lot H-75, “Clover Hill”

Also present: George Razzaboni, Laura Flanagan, Atty. Robert Parodi, Randy Haight (Meridian) & Atty. Mark Dunn.

The purpose of this review was to follow up on the conceptual discussion held during the previous meeting on April 18, 2013 and to further examine whether updating the prior plan from 2004 is sufficient or a new application needs to be submitted. Shortly after the last meeting, the Board sent a letter to George Razzaboni who is proposing to develop the site to let him know about tonight's discussion.

Ron, being a direct abutter, recused himself from any discussion on this subject.

Alan said that he and Dana met with town counsel regarding the status of the recorded plan as well as other related documents. It seems that there have been enough changes in the zoning and the regulations to request that the developer submits a new application. Prior data such as test pits can be reused but a new plan will have to be submitted. **Randy** said that an AOT (Alteration of Terrain) needs to be revisited and submitted to the State. The number of lots will not change and we have all the easement in place, including the conservation easement (open space lot). Also, the “Parcel B” has now been conveyed to Clover Hill Realty

Trust. The road was already in place when we submitted the Elderly Housing development. We only got approval for the drainage. We need to revisit the common driveways since the maximum slope changed from 12 percent in 2004 to 10 percent today. We will use the same road design and will just change what ever we need to meet with the current regulations. The original plan was a subdivision and also a lot line adjustment. 2 of the lots on Sawtelle Road were revised with new configurations.

Recently, Sawtelle Road was completed and all the bounds are set. The end of Sawtelle Road is supposed to give access to lot H-75. The Town now owns this road and we have the benefit of the easements that were on the original plan, including the end of Sawtelle Road to have access to H-75.

Parcel "B" was recently transferred by Adamyk Homes and is now owned by Clover Hill Realty Trust.

What we want to is to amend the recorded plan to meet current regulations and not start from scratch which was the intention at the last meeting. Also, the Town has the benefit of an easement for the 26+ acres which is the open space lot.

Alan said that there are a few challenges with the existing plan and the changes to the regulations such as the 50-foot buffer and contiguous dry land. **Randy** said that there is only a small area of wetlands on one of the lots. Most of the wetlands are located in the open space lot. We only want to know if the Board is comfortable with the plan.

Alan said that probably everyone here knows what happened with the Elderly Housing application. The Judge decided against the waiver that was granted for the length of the road. **Alan** read part of the court order related to the waiver for the road extension. **Alan** said that there was a procedural issue, that there was no specific finding(s) entered into the records. With a new application, we will need specifics to extend the road. **Judy** said that they would be better off with a new application. **Alan** concurred.

Attorney Dunn confirmed that Parcel "B" has been deeded to Clover Hill Realty; the document only has to be recorded. The deed is based on the current recorded plan.

Valérie said that the Board will need to go through the Public Hearing process with requested notification to all abutters, and will need to work on an amended plan. **Randy** agreed and said that it was the best course of action for the applicant.

Alan said that after the last meeting, we went to the archives and looked at what was discussed and we feel that we need to discuss this again.

This was the end of the second conceptual discussion for the proposed development of lot H-75.

Case Review

NRSP # 2013-A:H-35, Len & Lisa Simone, "Boondocks Bar & Grill" – 99 Route 13

Dana asked Len Simone to give a quick overview about what the place is going to be. **Len** said that it would be a sports bar and grill, with live bands and entertainment.

Valérie presented the application and went over a few items that need to be addressed by the applicant. The first one is an issue about the capacity. The Fire Department calculates the maximum occupancy based on the square footage of the building. The NH DES has restriction based on the septic system capacity. After **Judy** asked, **Len** said that the well was a drilled one.

Valérie said boulders or other type of delineation need to be placed between the parking area and the septic to make sure that nobody will drive or park on the leachfield.

The applicant will also need to meet with the Conservation Commission before he fills out a building permit for the deck. The Fire Department also had an issue with people smoking on the deck and throwing out lit cigarette butts over the railing.

Judy said that there was also a discussion about defining the entrance/exit on the property. **Dana** told Len that he might want to talk to the NH DOT about this before you do anything such as putting Enter/Exit signs.

Valérie said that because it is a State road, the DOT needs to be involved with the access points. Also, if you put up any signs, make sure that they are not in the right of way. The Fire Department also asked that you provide a floor plan on a 11" x 17" page showing all the seating for each room.

Len asked if he would need a permit for signage. **Valérie** said that unless he reuses the existing frame, he would need a sign permit. Also, if you add any lights, they all will need to be downcast.

Dana said that the Board would like to have a detailed parking area. **Judy** said that there should be no parking sign on the side of the road. Len agreed with this.

Dana said that the site plan application is technically not complete so not ready for acceptance yet. **Alan** said that once all the paperwork is in, the Board will go through the application acceptance, and then will consider the approval.

Len said that he would submit another package with all the updates and will also have the water testing results, lighting plan, etc.

The Board asked Len to provide all the requested updates, including a 11" x 17" floor plan showing the proposed seating in each room for Staff to review; The Board will consider the application acceptance at the next meeting.

Dana told Len to call Valérie with any question he may have. We only meet once a month, but the Board could probably have an extra meeting if the paperwork is submitted early.

Richard made a motion to adjourn at 8:15 pm. Brendan Seconded. Vote yes 5-0.

Alan Rosenberg, Co-Chair _____

Dana MacAllister, Co-Chair _____

Richard Randlett, Member _____

Ronald Pelletier, Member _____

Brendan Denehy, Selectboard Representative _____

The next Regular Planning Board meeting will be June 20, 2013.

Minutes submitted by Valérie D. Maurer