



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

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**PLANNING BOARD MEETING
Minutes
March 23, 2017**

Present: Eric Bernstein, Co-Chair (voting)
Alan Rosenberg, Co-Chair (voting)
Richard Randlett, Member (voting)
Brendan Denehy, Selectboard Representative (voting) (arrived at 7:15pm)
Jill Adams, Alternate (voting for Ron)

Absent: Valérie Rearick, Town Planner, & Ron Pelletier, Member

Minutes

Alan made a motion to approve the minutes of the February 16, 2017 Planning Board Meeting Minutes as amended. Brendan seconded. Voted yes 5-0.

Membership

Brendan said the Selectboard has re-appointed Richard as a full Member for the next three years and appointed Chris Duncan as an alternate at the last meeting.

Eric asked Jill to vote for Ron. **Jill** agreed.

Case NRSP#2017-B:F-2, Autumn Gue - Early Learning Childcare Center

In attendance for this hearing was Autumn Gue (applicant).

Autumn said she is the current owner of a private preschool center in Hollis. This year they are celebrating 30 years of service in Hollis. She is looking to expand into Brookline and offer good quality licensed childcare. She has a waiting list currently and some of the children are from Brookline. Looking to bring families what they need in town. **Eric** said abutters have been notified and fees paid.

Alan moved to accept application NRSP#2017-B: F-2, Early Learning Childcare Center.

Richard seconded. Voted yes 5-0.

Alan said 99.8 % of the rules you have to follow are dictated through the State. **Autumn** said that is correct and they are strict. The state has come out for an inspection. The Fire Department was out and had sent her a list of things that will need to get done. She is right now working out the lease agreement. She had the water tested and the results should be here on file. **Brendan** said there was an email from Ron Pelletier Planning Board Member not able to attend. He had just stated the water

would need to be tested seeing as it's a community well. He also stated in the letter that the approval here would not be the end of the road for Autumn as she still needs state approval. **Autumn** said she will be back when she is ready to put up the sign. **Brendan** said the application seems very thorough. **Alan** said the conditions of approval are:

- Fees for Staff application review and meeting(s) attendance shall be paid within a month of approval.
- If the applicant intends to have a sign on the property, a sign permit shall be applied for with the Building Inspector.
- Satisfactory reports from the Building and Fire Departments shall be provided prior to the opening of the childcare facility.
- A copy NH State permit / licensing shall be provided to the Planning Department.
- Any changes to the business shall be reviewed and approved by the Planning Board.

Alan made a motion to approve application NRSP # 2017-B: F-2 all stated and read from the staff report. Richard seconded. Voted yes 5-0.

Brendan asked when she planned on opening. **Autumn** said she plans on opening in August.

NRSP #2017-C: K-1 – Justin & Christina Whitaker - Home Business

In attendance for this hearing Justin and Christina Whitaker.

Justin said they have recently moved here in December. He works in Lowell. Christina had a boutique in New York and would like to set one up here in Brookline. This will add to the community. They have chosen South Main Street because there is good traffic flow between Route 130 and Route 13. The barn on this property is a great location and could be converted into a boutique easily. They will convert 1/6th of the barn into a boutique. They will be starting construction in April. They have also added a sketch which shows a proposed parking area that can accommodate 4 cars in front of the barn. **Eric** said abutters have been notified and fees have been paid.

Alan made a motion to accept application NRSP #2017-C: K-1. Jill seconded. Voted yes 5-0.

Christina said parking will be determined when they find out more about where the sidewalks are going on South Main Street. **Brendan** said he is pretty positive that it is planned to be built on the other side of South Main Street. This will not be constructed until next year but the money has been approved. **Eric** said it looks like the Fire Inspector has already been out to inspect the property. **Justin** said they have been. They are working with them on fire ratings and they have received quotes from contractors. They are just waiting for the approval from the Planning Board. **Brendan** said there seems to be some discrepancy with the fire department and fire code about the door. Fire department would like to see a 36" door opening outward and the fire code only requires a 28" door. **Alan** said maybe the Fire Department is looking at this like a commercial building as opposed to a home business. **Justin** asked what your recommendation going forward in regards to this discrepancy. **Eric** said construction must be in line with the building codes for a home business. This would not be a commercial business. **Brendan** said that it should be a 28" door but it doesn't require it to open out and the 2 hour fire wall standard is not required in the site plan regulations for a home business. **Christina** said the cost have doubled with the requirements of the requested fire rated construction. **Brendan** mentioned what the Fire Department is asking about the fire wall but Valerie has not found that it is required for home business but is for commercial in the site plan regulations.

Eric said of course the contractor will be speaking to the Building inspector and he will tell him what will be required. We don't necessarily have the answers to these things, we just have it pointed out that may be or may not be necessary. **Justin** said they will definitely find out what is required.

Jill questioned how they would handle any deliveries in the parking area. **Christina** said they will remove trees so the delivery truck will be able to pull through and stop in front of the barn. **Justin** said when they moved they had a semi parked in front of the home and there was enough room for that and the parking area. **Alan** asked how often they would get deliveries. **Christina** said they are small deliveries and not often. **Brendan** so you are aware being along the river there are state guidelines as to farming by the river. State Department of Environmental Services would have information on the farming near the river.

Justin said he is also looking into raising poultry and selling them. **Eric** said there is also a State agency that you should check with in case there are certain rules and regulations on raising and selling poultry. **Justin** said they have formed two LLCs, one for the barn poultry and eggs, and one is for the boutique. These two should happen at the same time. **Alan** asked if the poultry side is also part of this application. **Justin** said yes. **Eric** asked if there will be a sign. **Justin** said yes. They are just waiting for the logo and they will come to get a permit. **Richard** asked about the floor it sound like it is not level. **Justin** said due to some of the old uses there was a drain in the floor and it is tapered due to the old car wash that was in it. They do need to level the floor. **Alan** suggested that a potential condition of approval should be any state permit you receive for the poultry end of the business that the town receives a copy to keep on file. **Eric** looked up online and said they could contact New Hampshire Department of Agricultural Markets and Food for information about raising and selling poultry. **Alan** said the hours are listed as Tuesday through Saturday 10am to 5pm. If this changes please contact the Planning Board. **Eric** said if anything changes you would need to speak with the Planning Board Staff to see if you would need to come back into another meeting. **Alan** said for home businesses, the Board asks that in a year they attend a Planning Board meeting for a follow up just to see how things are going.

Alan made a motion to approve application NRSP #2017-C: K-1 and issue a special permit with the condition:

- **The yearly review be scheduled for March of 2017**
- **Discuss any future changes with the Town Planner**
- **Provide the Planning Board with copies of any permits or licenses issued from the State.**

Richard seconded. Voted yes 5-0.

Public Hearing Scenic Road, removal of approximately 16 trees on North Mason Road to maintain power by removing tree hazards with proximity of powerlines.

Eric read the hearing notice that stated Eversource has requested the public hearing in order to remove trees located near utility poles on North Mason Road. A list of utility poles, their location and the trees to be cut has been provided by Eversource. The Planning Board is required to hold a public hearing prior to granting the authorization to cut the trees. Looks like they are just cutting for protective measures. **Jill** asked if there would be any negative effect on the neighborhood. **Brendan** said he had driven out to the area before the meeting and it most of the trees marked are dead. Looks like they are just keeping up with maintenance. **Alan made a motion to allow Eversource to cut trees from the Transfer Station to 118 north Mason Road. Brendan seconded. Voted yes 5-0.**

Committee Updates

Selectboard

Brendan said after Tuesdays vote, they have two Selectboard members. Valerie Ogden and Ed Arnold.

Conservation Commission

Brendan warrant article three at town meeting passed to purchase the Austin (Lot K-33) and the Martin (Lot K-34) properties. There is a lot of work ahead of the Commission now. Beaver Brook will be giving pieces of the rail road bed to the town that are located along these properties.

NRPC

Jill said there are some changes that will be made to the intersection of Route 130 and Route 13.
Brendan said there will be a flashing light at this location.

Brendan said they also approved at town meeting having NRPC review our ordinances.

Richard made a motion to adjourn at 8:05 pm. Jill seconded. Voted yes 5-0.

Eric Bernstein, Co-Chair, _____

Alan Rosenberg, Co-Chair _____

Richard Randlett, Member, _____

Brendan Denehy, Selectboard Representative, _____

Jill Adams, Alternate, _____

**The next Regular Planning Board meeting will be April 20, 2017.
Minutes submitted by Kristen Austin.**