



**TOWN OF
BROOKLINE, NEW HAMPSHIRE**

PLANNING BOARD

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PLANNING BOARD MEETING

Minutes

May 4th, 2017

Minutes of meetings with NRPC re: Regulatory Policy Audits

Date: 4 May 2017

Attendees:

Alan Rosenberg
Eric Bernstein (chair)
Richard Randlett
Jen Czysz (NRPC)

- Eric called the meeting to order at 7:00 PM
- We told Jen we wanted to ensure that the Town and NRPC were aligned on the goal of the audit as there was some confusion based on the generic statement of work we had reviewed.
- We asked Jen how this sort of audit worked in other towns. She gave the example of Milford from 2013. They had just updated the housing section of their Master Plan and wanted to ensure that their ordinances aligned.
- Jen reviewed the Brookline Master Plan and commented that it is unique in that it has a detailed vision section that drives implementation tasks in the other sections. The point of the audit would be to look at tasks from the implementation chapter and look at how to implement them.
- We discussed on which sections to focus and flagged the following implementation tasks from the vision sections of the Executive Summary:
 - Community Character
 - Research and develop additional land use zones as necessary.
 - Maintain community character within the Residential/Agricultural zone.
 - Bicycle and Pedestrian Amenities
 - Provide incentives, such as a streamline review process, for developments with compact, walkable design, and mixed use in existing community centers.
 - Energy and Natural Resources
 - Adopt additional ordinances as needed to protect water quality and quantity from threats associated with impervious surfaces, development, and large scale water extraction.
 - Affordability

- Expand business development to diversify Brookline's tax base and supplement residential property tax revenues.
 - Allow for the provision of a variety of housing, in terms of types and costs, in Brookline.
 - Consider the housing needs for all ages.
- Retail Amenities
 - Encourage additional small retail and small office-based businesses.
- We discussed a rough schedule. NRPC is approaching the end of their fiscal year in June and have several projects they need to finish. Jen proposed that NRPC starts after July first. The first tasks would be reading and research. There could be meetings with staff and exchange of questions and answers via email. Based on past experience of difficulties in scheduling meetings over the summer, Jen proposed having the first meeting on 7 September, which could be a roundtable discussion with boards and the public.
- The second meeting could be in October for a review of the first draft
- The final meeting could be in November to present the final report. This would leave enough time to provide the potential of submitting any ordinance changes to Town Meeting 2018 for "low-hanging fruit"

Submitted by Alan Rosenberg