



**TOWN OF
BROOKLINE, NEW HAMPSHIRE**

PLANNING BOARD

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**PLANNING BOARD MEETING
Minutes
May 18, 2017**

Present: Eric Bernstein, Co-Chair (voting)
Alan Rosenberg, Co-Chair (voting)
Richard Randlett, Member (voting)
Ron Pelletier, Member (voting)
Valerie Ogden, Selectboard Representative (voting)
Chris Duncan, Alternate
Valérie Rearick, Town Planner
Absent: Jill Adams, Alternate

Minutes

Richard made a motion to approve the minutes of the March 4, 2017 Planning Board Meeting Minutes as written. Alan seconded. Voted yes 3-0.

Alan made a motion to approved the April 20, 2017 Planning Board Minutes as written. Richard seconded. Voted yes 5-0.

Planning Board By-Laws

Alan made a motion to readopt the Planning Board by-laws for the year 2017. Ron seconded. Voted yes 5-0

Code of Ethics

Ron made a motion to readopt the code of ethics for the year 2017. Richard seconded. Voted yes 5-0.

Off Site Improvements for Pierce Pond Estates

In attendance for this hearing Albert Patenaude (Owner).

Valérie said the Road Agent, Jerry Farwell, had sent in a letter recommending \$1,500 per new created lots for the offsite improvements. **Al** said he was hoping the Road Agent would be here tonight to answer the question as to where the \$1,500 came from. The cost of road construction hasn't doubled in the past few years and yet the last time he had a development for Baldwin Drive, the off-site improvement cost was \$750 a lot. **Alan** said this is a fixed fee the Road Agent has been issuing for a few years now. **Alan** said this is an agreement between the builder and the Road Agent and asked **Al** if he wanted to hold off on signing the document until you get an answer from the Road Agent. **Al** said no he didn't want to hold anything up.

Alan made a motion to sign the off-site improvement contract for Pierce Pond Estates III. Richard seconded. Vote yes 4-0.

Bob Waite and Beth Waite, Averill House Vineyard, Compliance Hearing.

Bob said the plants are doing well, the roots are strong. They are still working with the Building Inspector and the Fire Department to get the barn open for the public so they can hold wine tastings. Then they can receive State approval. They should be ready by June 2017. **Valerie Ogden** said it states you have organic fertilizer that you sell. **Bob** said yes, it's about \$30 dollars a quart size. **Eric** asked if there have been any changes in the material or business plan since they met a year ago. **Bob** said no everything is the same. The Board thanked Bob for coming and providing updates.

Melendy Pond Advisory Committee

Richard said he would volunteer to be a part of this Committee.

Alan made a motion to nominate Richard Randlett as the Planning Board Representative to the Melendy Pond Advisory Committee. Ron seconded. Voted yes 5-0.

Nashua Regional Planning Commission Contract

Alan said they have received a contract from NRPC for them to review our Master Plan and our Town Ordinances. In the vision section of the Master Plan they will help us come up with ways to implement some of the visions in this chapter. **Eric** said hopefully the report from NRPC will be ready for the 2018 Town Meeting.

Ron made a motion to allow the Planning Board Co-Chairs to sign the contract with NRPC. Richard seconded. Voted yes 5-0.

Committee Updates

Capital Improvement Committee

Alan said he should have the letters out on Monday. He is asking that the forms be submitted back by June 30th.

Economic Development Committee

Ron said they met last Tuesday. They have been discussing the General Store closing and how it is the heart of the community and they had put together a press release. Hopefully this building will not be closed for too long. **Valérie** said they don't want to promote it just put out a simple statement. **Ron** said correct they are not trying to market it. **Ron** said the Committee is looking into holding another business round table. **Valérie** said they have also discussed mixed use zoning. **Eric** said a lot of people want to bring service oriented businesses to the center of town like a Barber shop or a dentist office then have the living space above the shop on the second floor. **Valerie Ogden** said they may have a lot of push back on this subject.

Selectboard Update

Valerie Ogden updated the Board on the last Selectboard meeting.

Adjourn

Richard made a motion to adjourn at 7:55 pm. Ron seconded. Voted yes 5-0.

Eric Bernstein, Co-Chair, _____

Alan Rosenberg, Co-Chair _____

Richard Randlett, Member, _____

Ron Pelletier, Member, _____

Valerie Ogden, Selectboard Representative, _____

The next Regular Planning Board meeting will be June 15, 2017.
Minutes submitted by Kristen Austin.