



**TOWN OF
BROOKLINE, NEW HAMPSHIRE**

PLANNING BOARD

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PLANNING BOARD MEETING

Minutes

August 17, 2017

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

Minutes

Eric made a motion to approve the minutes of the July 20, 2017 Planning Board Meeting Minutes as amended. Ron seconded. Vote yes 4-0.

Case # 2017-5:H-90, Bingham Lumber, Inc., 2-lot subdivision

In attendance for this hearing Randy Haight (Meridian Land Services) and Tom Bingham (Applicant). **Randy** said everything on this plan (buildings) is in place right now. They just want to subdivide it into two lots, one lot per business. The Fire Department had asked that the buildings be numbered so that is listed on the plan. New Hampshire Rocks is located in the old retail building and it has its own well and septic. Once this is subdivided NH Rocks will be located on its own 5 acre lot. Because this is a 5 acre subdivision this will not need State subdivision approval. There will be a common driveway easement so the access to the property will not change. There are three points of access to the river for the Fire Department. There will also be a cistern installed, the Bingham Lumber building already has sprinklers and will be hooked up once the cistern is built.

Ron made a motion to accept application 2017-5: H-90. Richard seconded. Vote yes 5-0.

Randy said Tom has provided a formal written access agreement for the fire department as requested. **Valérie** said she received a copy of the Common Driveway Easement wording. **Alan** asked about the propane tank that is located to the left of the property which is operated by NH Rocks. **Tom** said if they keep the tank they will move it to the NH Rocks lot on the other side of this property. He said they may just remove it because businesswise it may not be profitable to have it. They are still discussing it. **Valérie** read the conditions of approval:

- All fees associated with the case review and meeting attendance shall be paid prior to the recording of the final plan.
- A letter from the Surveyor shall be received stating that all bounds are in place prior to the recording of the final plan.
- The applicant shall submit 8 paper copies of the final plan and a permanent, reproducible Mylar.
- A written agreement guaranteeing the Brookline Fire Department access to the existing fire access shall be provided and signed prior to the sale of the created lot H-90-1.
- A common driveway updated easement deed needs to be recorded.
- All conditions of approval shall be noted on the final plan.

Ron made a motion to approve application 2017-5:H-90 with the condition read by Valérie . Eric seconded. Vote yes 5-0.

Zoning Ordinance: Accessory Dwelling Units – Discuss: “interior common wall” in section 2002.01

Valérie said at the last Zoning Board meeting they had a case where the homeowner was going to build an attached garage and an ADU on the other side of the garage. This would mean the access to the ADU is through the garage. Is a garage wall a common interior wall? The Board discussed this at length and they decided they should ask for some advice to see if they can even restrict this. **Valérie** will email the NH Municipal Legal Inquiries to ask if the Board is allowed to specify where in the principal single family dwelling unit the required interior door connecting the two units must be and whether or not an attached garage is considered part of the principal unit. This will be discussed at the next Planning Board meeting.

Capital Improvement Plan (CIP)

Alan said only two departments sent a narrative to go along with the projects they are looking to spend money on. They have sent out another email asking for the narratives to go along with these projects and that is due at the end of next week he believes.

Economic Development Committee (EDC)

Ron said they are still discussing the “Welcome to Brookline” signs. The Bridal Show is coming up soon September 24th. There is also a new state law that allows a tax incentives up to 50% to businesses.

Melendy Pond Study Committee

Richard said they have discussed this property. The cottages that are on Melendy Pond are on leased land that is owned by the Melendy Pond Authority (Town of Brookline). A couple of years ago the town voted not to renew any of the leases but didn’t come up with a solution as to what will be done after that. They have formed this committee to come up with ideas on what could be done in this area. **Richard** said this is a very interesting committee so far.

Potential new PB Member/Alternate

Peter Keenan is in attendance for this meeting he is interested in joining the Planning Board. **Alan** said we ask that you attend a few meetings before making the final decision as to whether you want to join. He invited him to attend the September meeting. **Peter** asked the Board why they had all joined. The discussed the different reasons all the members have joined over the years.

Adjourn

Richard made a motion to adjourn at 8:55 pm. Ron seconded. Vote yes 5-0.

Alan Rosenberg, Co-Chair, _____

Eric Bernstein, Co-Chair, _____

Richard Randlett, Member, _____

Ron Pelletier, Member _____

Valerie Ogden, Selectboard Representative, _____

The next Regular Planning Board meeting will be September 21, 2017.

Minutes submitted by Kristen Austin.