



**TOWN OF
BROOKLINE, NEW HAMPSHIRE**

PLANNING BOARD

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PLANNING BOARD MEETING

Minutes

October 19, 2017

**Present: Alan Rosenberg, Co-Chair (voting)
Eric Bernstein, Co-Chair (voting)
Richard Randlett, Member
Brendan Denehy, Selectboard Representative
Jill Adams, Alternate (Voting for Ron Pelletier)**

Absent: Ron Pelletier, Member, Chris Duncan, Alternate, Valerie Ogden, Selectboard Representative, and Valérie Rearick, Town Planner

Alan asked Jill to vote for Ron tonight. **Jill** agreed.

Minutes

Richard made a motion to approve the minutes of the September 21st, 2017 Planning Board Meeting Minutes as written. **Eric** seconded. Vote yes 3-0.

New Planning Board Alternate

Richard made a motion to recommend to the Selectboard that **Peter Keenan** be appointed as an Alternate member of the Planning Board with a term expiring March 31, 2019. **Eric** seconded. Vote yes 5-0.

Case # 2017-I: F-2, Carlie Howard: Songbird Piano Studio at Stoney Ledge

In attendance for this hearing **Carlie Howard** and her parents **Linda** and **Sean Howard**.

Alan said the application is complete, fees for this application have been paid, and abutters have been notified. **Eric** made a motion to accept NRSP case 2017-I: F-2. **Brendan** seconded. Vote yes 5-0.

Carlie said she will be the sole member of the Songbird Piano Studio. She will be teaching students how to read music sheets and play piano at 181 Route 13 unit E. her hours of operation will be 7 days a week, 9am –9pm mostly during the day after school hours. Most of the students will be children. One student per session for 30 minute sessions. At startup she will have about 3 students per day.

Alan asked if she was working with the Fire Department as they have added a few item that will need to be done. **Carlie** said she is working with them and they came to inspect the space. **Sean** said they plan to build a temporary wall that will create sort of a waiting room area. The fire department has asked them to install an alarm with the strobe lights in it. Will they send a letter to us and then we will

drop it off here. **Alan** said they will send a letter directly to the Planning Board once everything is completed.

Alan read the conditions of approval:

- 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 building, a sign permit shall be applied for with the Building Inspector.
- A satisfactory report from the Fire Departments shall be provided to the Planning Board prior to the opening of the Piano Studio.
- Any changes to the business shall be reviewed and approved by the Planning Board.

Eric made a motion to approve NRSP Case 2017-I: F-2 with the previously stated conditions. Jill seconds. Vote yes 5-0.

Public input Master Plan Economic Development Chapter

The Board reviewed the Economic Development Chapter of the Master Plan the only suggestion was to add a date to the charts on Page 3, 4 and 12 to show when the data was gathered. **Alan** said with no other comments lets go ahead schedule this for the Public hearing for next meeting.

Capital Improvement Plan (CIP)

Alan said he should have time this weekend to work on the CIP draft. He hopes it will be ready to go out this next week.

Nashua Regional Planning Commission (NRPC)

Jill said at the last NRPC they said the DOT will have money in the budget to do something with the 101A Exit. They are looking for any suggestions from surrounding towns about reconstructing the exit. **Jill** said she will email the Selectboard and let them know also. NRSP will also be sending Brookline Selectboard a review of the revised draft of the Hazardous Material Agreement.

Economic Development Committee (EDC)

Eric said at the last meeting they debriefed from the bridal show. This year the attendance was down a little but they believed that it was due to the nice weather and the football game. **Jill** said as a bride to be she said this was well put together and the vendors were great.

Selectboard

Brendan said the Selectboard has met with four engineering firms about the Bond Street Bridge. The grant funding will cover 80% and the town cost will be 20% of the project cost.

Conservation Commission

Brendan said they have been busy with upgrades to the Railroad Bed at the North End of town. The Ghost Trail Railroad Race is the weekend of October 21st and the 22nd. This race starts at 9:00 am on Saturday and runs through to Sunday at 3:00pm.

Melendy Pond Study Committee

Richard said they have formed this committee to come up with ideas on what could be done in this area. They don't seem to want to continue the leases and they are basically looking into what could be done after the leases start coming to term. **Richard** said this is a very interesting committee so far.

New Business – Willow Fox Creations LLC

Alan said Mark Lutton of South Main Street has started a new home business. This doesn't need an application but they just wanted to let the Planning Board know. **Alan** read the summary submitted by Mark who was unable to attend this meeting. Willow Fox Creations LLC began operations in August of 2017 and registered with the State on September 14, 2017. They are located at 24 South Main Street in Brookline, and in the 1970's this was known as the Tweedy Farm. They are not open to the public but the soaps they are making will be available at local gift shops such as Parkers Maple Barn. The first product line is the Lion blossom soaps which they make in scents like Maple, pumpkin, espresso and butter mint. They will also put the logo of the gift shop on the soaps if they wish to have that. The plans for the future are to sell handcrafted puppets. These will be available online.

Adjourn

Richard made a motion to adjourn at 7:53 pm. **Eric** seconded. Vote yes 5-0.

Alan Rosenberg, Co-Chair, _____

Eric Bernstein, Co-Chair, _____

Richard Randlett, Member, _____

Brendan Denehy, Selectboard Representative, _____

Jill Adams, Alternate, _____

**The next Regular Planning Board meeting will be November 16, 2017.
Minutes submitted by Kristen Austin.**