



**TOWN OF
BROOKLINE, NEW HAMPSHIRE
PLANNING BOARD
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**PLANNING BOARD MEETING
Minutes
December 21, 2017**

Present: Eric Bernstein, Co-Chair
 Ron Pelletier, Member
 Valerie Ogden, Selectboard representative
 Christopher Duncan, Alternate
 Peter Keenan, Alternate
 Valérie Rearick, Town Planner

Absent: Alan Rosenberg, Co-Chair, Jill Adams, Alternate

Eric asked Chris to vote for Alan. Chris accepted.

Minutes

The minutes from the October 19, 2017 meeting will be reviewed at the January 18, 2018 meeting as not enough members who were present that night are at tonight's meeting.

Ron moved to approve the November 16, 2017 minutes. Chris seconded. Voted YES 2/0.

Road Bond – Countryside Drive (case # 2016-15:C-4)

Dennis LaBombard was present and explained the reasons for the construction bond reduction. The bond needs to be renewed each year.

Ron moved to recommend a Performance Guarantee for the amount of \$120,000.00, down from \$168,000.00, for the completion of Countryside Drive.

Chris seconded. Voted Yes 3-0. Valerie abstained.

Eric read the Planning Board Opening Statement.

7:10 pm - NRSP#2017-J:K-23-1, Sarah Hendrick: Brookline Beauty, 55 Route 13.

Sarah Hendrick read the following presentation to her proposed business:

"I would like to introduce Brookline Beauty, LLC. A hair saloon that provides quality hair care for the whole family. My name is Sarah Kendrick and as well as the owner, I am also a stylist. I have been part of the Brookline business community for almost five years, building a great clientele. Brookline Beauty LLC plans to offer hair services including cuts, color, hair health maintenance, updos, and facial waxing".

Waivers:

Prior to acceptance consideration, Staff recommends that the Board waives the following items required in Section 6 of the site plan regulations:

- b. 8 copies of site plan prepared by land surveyor
- g. Bearing and distance of property lines and source of the information
- i. High Intensity Soils survey
- m., n. Rendering of existing or proposed building or addition, etc.
- o. Location of buildings within 50 feet of the parcel, roads and driveways within 200 feet
- p. Storm drainage plan
- q. topography
- r. Special Flood Hazard Areas
- s. Utilities
- u. Soil and Erosion Control plan
- v. Copies of easements, covenants and deed restrictions
- w. Copies of federal, state and local permits

Ron moved to waive the items as suggested in the Staff Report. Chris seconded. Voted YES 4-0.

Ron moved to accept the application. Seconded by Chris. Voted YES 4-0.

There were no comments from the public.

Ron moved to approve the application with the following conditions:

- ***All fees for case review, Staff meeting attendance and inspections shall be paid by the applicant within 15 days of receiving the invoice.***
- ***If the applicant intends to have a sign on the building, a sign permit shall be applied for with the Building Inspector.***
- ***Any changes to the business / use shall be reviewed and approved by the Planning Board.***

Seconded by Chris. Voted YES 4-0.

7:20 pm - NRSP#2017-K:K-77, Barbara Longfellow, CoMotion Fitness, 27 Route 13

Barbara introduced the proposed business:

Group exercise classes – AFAA certified

Zumba licenses dance-based fitness

Circuit workouts

Senior active aging program

CoMotion fusion workouts

Dance – Choreographed couples & line

Yoga for everyone.

No changes to the outside of the building are being proposed. Some modification / improvements are required by Fire and Building Codes to ensure safety to the customers/clients. The applicant has met with the Fire Department and the Building Inspector and is working of making the building compliant. All required life safety features are in place, except for the Knox box that will be installed very shortly. The property is located within acceptable distance from the Tout Pond drafting site.

Waivers:

Prior to acceptance consideration, Staff recommends that the Board waives the following items required in Section 6 of the site plan regulations:

- b. 8 copies of site plan prepared by land surveyor
- g. Bearing and distance of property lines and source of the information
- i. High Intensity Soils survey
- m., n. Rendering of existing or proposed building or addition, etc.
- o. Location of buildings within 50 feet of the parcel, roads and driveways within 200 feet
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- q. topography
- r. Special Flood Hazard Areas
- s. Utilities
- u. Soil and Erosion Control plan
- v. Copies of easements, covenants and deed restrictions
- w. Copies of federal, state and local permits

Ron moved to waive the items as suggested in the Staff Report. Chris seconded. Voted YES 4-0.

Ron moved to accept the application. Seconded by Chris. Voted YES 4-0.

Abutter **Nicholas Fantasia** said that he was present to support Barbara. There was no other comments from the public.

The Board discussed signage on the property. Barbara has to get the required sign permits from the Building Inspector. **Barbara** said that she would use the existing post to put her sign.

Ron moved to approve the application with the following conditions:

- *All fees for case review, Staff meeting attendance and inspections shall be paid by the applicant within 15 days of receiving the invoice.*
- *The applicant shall comply with all the requirement from the Fire Department (Knox Box) and the Building Inspector.*
- *Any changes to the business / use shall be reviewed and approved by the Planning Board.*

Seconded by Chris. Voted YES 4-0.

7:35 pm - Drew Kellner, Conservation Commission: Wild & Scenic Town Designation.

Drew presented the section of the stewardship management report that dealt with a regulatory review of several towns.

In an email dated December 13, 2017, Drew had explained that nothing in this report mandates any changes in Brookline! The exercise was meant to see where each town sits from a best practices perspective and offer suggestions of where things could be improved. The following were suggested.

- Increase the wetland buffer from 50' to 100'.
- Increase the permanently protected open space in Open Space Development from 35% to 45% or 50%
- Directly define and limit impervious surfaces in all zoning districts.

Board's members agreed that the town development is being managed prudently and no changes will be proposed.

7:50 pm - Public Hearing – Proposed Zoning Amendments.

Eric read the Notice of Public Hearing with 2 proposed amendments:

*"In accordance with the provisions of NH RSA 675:3 and 675:7, the Brookline Planning Board will hold a Public Hearing to consider amendments to the **Zoning & Land Use Ordinance** on **December 21, 2017 at 7:00 p.m.** at the Brookline Town Hall. If necessary, the Public Hearing will be continued on January 18, 2018. The full text of the proposed amendments, may be obtained at the Town Hall during business hours.*

1506.01 – The open space shall be conveyed to (...) this land may be conveyed to the Town subject to the approval of voters at Town Meeting (...).

*2002.02 – One of the two dwelling units shall be the primary residence **and legal domicile** of the property owner."*

There were no comments from the public.

Chris moved to close the Public Hearing. Ron seconded. Voted YES 4-0.

The amendments will be put on the ballot for March 13 voting day.

8:00 pm - Membership, Open position for a Full Member with a term to expire in March 2020.

Chris said that he was interested in the position.

Ron moved to send a letter of recommendation to the Selectboard to appoint Chris as a Full Member with a term to expire in March 2020. Valerie seconded. Voted YES 3-0. Chris abstained.

Adjourn

Ron made a motion to adjourn at 8:10 pm. Chris seconded. Voted YES 4-0.

Eric Bernstein, Co-Chair, _____

Ron Pelletier, Member, _____

Valerie Ogden, Selectboard representative, _____

Christopher Duncan, Alternate, _____

The next Planning Board meeting will be held on January 18th, 2018.

Minutes submitted by Valérie Rearick.