



**TOWN OF
BROOKLINE, NEW HAMPSHIRE
PLANNING BOARD**

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**PLANNING BOARD MEETING
Minutes
April 19, 2018**

**Present: Alan Rosenberg, Co-Chair
Eric Bernstein, Co-Chair
Chris Duncan, Member**

**Absent: Ron Pelletier, Member, Thomas Humphreys, Selectboard
Representative, Peter Keenan, Alternate, Jill Adams, Alternate and Valérie
Rearick, Town Planner.**

Nomination of Co-Chairs

**Alan made a motion to postpone the nomination of Co-Chairs to the May 17,
2018 Planning Board meeting. Chris Seconded. Voted yes 3-0**

**Conceptual Discussion: Proposed development of lots C-4-8, C-21 and C-20 with
connection of Countryside Drive and Ben Farnsworth.**

Randy showed the Board the map and the location of these lots C-4-8, C-20, C-21 and C-24. Lot C-4-8 is owned by Razzaboni and C-20, 21, and 24 is owned by the Fessenden family. This proposed plan will connect Countryside Drive to Ben Farnsworth Road. These four lots total 94 acres. They were able to create 36 lots for this site. All of the surrounding lots are conventional. This conventional plan they are showing the Board tonight is what they would like to go with. There is a small amount of wetland on this plan. Randy showed the Board the Open Space plan where there are also 36 building lots and four open space lots. Usually, the premise for an open space subdivision is a shorter road and smaller lots. These open space lots are not connected. Randy reviewed the road grade with the Board. There is an existing cistern at the end of Ben Farnsworth Road and the end of Countryside Drive. Randy showed the dimensions from the cistern and where the homes would be potentially placed on the lots that are all within 2,500 feet of the cisterns. **Eric** asked how many houses would be impacted. **Randy** said four or five. **Alan** asked what if someone wanted to place the house in a different area on the lots that are furthest away from the cisterns. **Randy** said they will put a note on the plan that states a house will need to be sprinkled if placed out of the fire protection area.

Eric were abutters notified about this. **Alan** said no it is not necessary for a discussion on which subdivision plan to choose from. The Board discussed whether this was noticed property. Once the decision is made then Randy will come to the Planning Board with a Conventional Subdivision Plan where the abutters will be notified. They would suggest the agenda item should have stated Determination of Conventional versus Open Space.

Alan made a motion that the Planning Board finds that a conventional subdivision would be preferred for the following reasons:

- 1. Initial development of C-4 was a conventional subdivision in accordance with the 2006 Planning board meeting.**
- 2. There is no difference in road profile between open space and the conventional subdivision plans**
- 3. The proposed open space lot is not contiguous**
- 4. Lots closest to Ben Farnsworth Road have a large area of 25% slope which prohibits their development.**

Chris seconded. Voted yes 3-0.

Adjourn

Alan made a motion to adjourn at 7:43 pm. Chris seconded. Vote yes 3-0.

Eric Bernstein, Co-Chair, _____

Alan Rosenberg, Co-Chair, _____

Chris Duncan, Member, _____

**The next Regular Planning Board meeting will be May 17, 2018.
Minutes submitted by Kristen Austin.**