



**TOWN OF
BROOKLINE, NEW HAMPSHIRE**

PLANNING BOARD

**P.O. BOX 360 – 1 Main Street
BROOKLINE, NH 03033-0360**

Telephone (603) 673-8855
Fax (603) 673-8136

kristen@brookline.nh.us valerie@brookline.nh.us
<http://www.brookline.nh.us>

PLANNING BOARD MEETING

Minute

March 22, 2018

**Present: Eric Bernstein, Co-Chair
Ron Pelletier, Member
Brendan Denehy, Selectboard Representative
Chris Duncan, Member
Peter Keenan, Alternate
Jill Adams, Alternate, (Voting for Alan)**

Absent: Alan Rosenberg, Co-Chair, Valerie Ogden, Selectboard Representative, and Valérie Rearick, Town Planner.

Eric asked Jill to vote for Rosie. **Jill** agreed.

Minutes

Ron made a motion to approve the minutes of January 18, 2018 as amended. Voted YES 4-0. Seconded by Chris.

NRSP# 2018-B: H-90-1, Powell Stone & Gravel, 89 Route 13

In attendance for this hearing Randy Haight, Meridian Land Service Inc. Francis “Buddy” Dougherty Chairman of the Brookline Conservation Commission, and Steven Powell, applicant/owner.

Randy said a year ago Bingham Lumber subdivided 5 acres off their lot H-90. Powel Sand and Gravel has bought this five acre property. They have proposed to improve the building and also add another driveway to the right of the building. They have applied to the State for the driveway permit and also have applied for a Shoreland permit. The storage areas that New Hampshire Rocks used have been moved to the back of the building. They will build an entry way facing Route 13 and about 1/3 of this building will be retail. There is a new septic system installed in 2012. There is a common driveway easement in place currently but they will be installing a new driveway to the south of the property. Randy reviewed the plan with the Board. Showing where the catch basins are located and the two access points to the river for fire protection, and the plantings that will need to be made for the shore land permit and regulations. **Eric** said Meridian has sent a letter asking for a waivers “We feel that this request for the granting of a waiver from Section 4.6.03b is appropriate because:

- Lot H-91-1 currently is a developed site which lies adjacent to the Nissitissit River & Bingham Lumber, Inc. and has an existing commercial building, well, septic system, and storage sheds.
- By placing the proposed parking between the principal building and Route 13, the parking will be placed away from and on the highest elevation above the Nissitissit River.

They also request a waiver from the NRSP regulations Section 4.6.04c that requires parking to be screened from all view off site. We felt that this request from the granting of a waiver of section 4.6.04c is appropriate because:

- It will allow for the placement of parking to be away from and on the highest elevation above the Nissitissit River.
- It will provide for snow storage, the collection and treatment of surface runoff.
- It will maintain the principal structure currently visibility and is consistent with existing and abutting commercial uses. “

Chris made a motion to grant the waiver request for the parking from section 4.6.03 b to allow parking in the front of the building. Ron seconded. Voted YES 5-0.

Ron made a motion to grant the waiver request from section 4.6.04 c that the parking area will not need to be screened in front of the building. Chris seconded. Voted YES 5-0.

Brendan made a motion to accept application NRSP# 2018-B: H-90-1, Powell Stone & Gravel. Ron seconded. Voted YES 5-0.

Ron said he read the letter from the Conservation Commission and they were concerned with the drainage. **Randy** said he hasn't seen the letter but all the drainage will be captured and will go in one area.

Buddy said the Conservation Commission had some concerns about stormwater, run off and drainage, because this lot is in the aquifer protection area. **Eric** read the letter of concerns submitted from the Conservation Commission: *“We see two potential sources of potential impact to the environment that will need to be addressed by the planning board. Both concern the way that storm water run-off will be handled. The first issue is sheet run-off that may potentially have a direct impact on the Nissitissit River. I believe that under State and Federal regulations they MUST have a Storm Water permit that would outline controls for handling potential impact to receiving streams. This should all be outlined in their Storm Water Pollution Prevention Plan (SWPPP). The SWPPP should be submitted for our review prior to any further approvals. In addition they will be using catch basin dry wells to handle other storm run-off that does not sheet drain. These dry wells are actually groundwater injection units and should be address with NHDES as part of the Subsurface/Groundwater Bureau. This also may have specific permit requirements. Because of the configuration there is the potential that hazardous materials could be washed into these catch basins without the benefit of a bio-swale or other measures to remove gasoline, oils or other hazardous materials. It is our recommendation that three monitoring wells be installed (2 down gradient and one up gradient) to be tested for potential groundwater impact at a later date. At the very least we may want to require Volatile organic analysis and total petroleum hydrocarbons on an annual basis.”*

Randy said they will not be using bio-swales but if it is required for the stormwater permit, it will be done. **Eric** said the town Engineer will also be looking into the drainage. **Randy** said he could make a presentation at the next Conservation Commission meeting. There is a plan just for the stormwater. **Chris** asked if there will be irrigation around the landscape areas. **Randy** said yes. **Eric** read the fire department requests:

1. The Knox box will need to be relocated to the new proposed main entrance.
2. Exit doors need to be properly marked with an illuminated sign.
3. Emergency lights will need to be installed to provide light in the event of an emergency.
4. The wall that will separate the main showroom and the storage areas needs to be a 2-hour rated fire rated assembly. Also, any doors that are on this wall will need to be 2-hour rated as well.
5. Pull stations for the Fire Alarm panel need to be mounted next to all exit doors.
6. All other applicable fire alarm features need to meet NFPA 72, including horn strobes to notify occupants of a fire.
7. Fire extinguishers shall be installed in accordance with NFPA 10.

Steve said they have the list from the Fire Department and that has all been addressed.

Eric read the conditions of approval:

- All fees for Engineering and Staff application review and meeting attendance shall be paid within a month of approval.
- A sign permit shall be applied for with the Building Inspector.
- The applicant shall comply with all requests from the Fire Department which shall provide the Board with a final satisfactory report.
- State Shoreland Protection and NH DOT driveway permits shall be obtained.
- The Planning Board shall review any changes/modifications to the site plan as approved during this public hearing.
- Any comments from the Shoreland to be presented to the Conservation Commission at their next meeting.

Brendan made a motion to approve application NRSP# 2018-B: H-90-1, Powell Stone & Gravel with the conditions of approval previously read. Jill seconded. Voted YES 5-0.

NRSP# 2018-C: B-20-1, Sundae Drive Ice Cream Shop, 346 Route 13

In attendance for this hearing Joan & Edward Delage, applicants, Amie Haerinck, abutter

Eric read the Staff report “The proposed ice cream shop is to be at the former Ladd’s convenient store location. The Property is in the Agricultural/Residential District and the convenient store had a grandfathered status that lapsed 8 years ago. The commercial used has been abandoned 9 years ago.

The applicants have requested a Special Exception under Section 2600 (b) of the zoning ordinance to allow a “family-operated” ice cream shop in the residential district and are meeting with the Zoning Board of Adjustment on Wednesday, March 7th, 2018.”

The Zoning Board hearing was held and the Special exception was granted.

Ron made a motion to accept application NRSP# 2018-C: B-20-1, Sundae Drive Ice Cream. Chris seconded. Voted YES 5-0.

Eric read the requirements the Fire Department had listed “

1. The Knox box will be needed
2. Exit doors need to be properly marked with an illuminated sign
3. Emergency lights will need to be installed to provide light in the event of an emergency

4. If a fire alarm system is installed, it shall meet the requirement set forth by NFPA 72 as well as the following specific requirements: a) occupant notification shall be by both audible and visual means, and b) pull stations shall be installed by every exit door.
5. Fire extinguishers shall be installed in accordance with NFPA 10.”

Joan said the Fire Department was at this location and they have met all of their concerns. **Jill** said this will be a walk up only and no inside seating. **Joan** said that is correct. **Eric** asked if they were currently working with the Building Inspector. **Joan** said yes. **Amie Haerinck** (abutter at 4 Ruonala Road) said the topic came up at the Zoning Board last night about them not taking access from both roads. Her driveway would be right across the street if they have driveway access from Ruonala Road. They have a hard time getting out of there driveway now they want to make sure this would not be an issue. She would also like to know what kind of lighting they will have. **Ed** said they will be using the existing sign. They will have a light for the seating area and a light for employee parking. **Ron** said the lights have to be cut off.

Ed said there will not be a driveway onto Ruonala Road. They will only have access off route 13. The rocks in the stone wall have been moved to get equipment to the property to install the septic. **Joan** said they will move the rocks back once the septic is completed.

Eric asked how many parking spots they have. **Ed** said there are 10 in front and 2 to the right there will be seating for thirty. **Eric** said it seems like plenty of parking spots but parking on the side of Route 13 could be an issue. **Brendan** said if it is an issue please contact the Selectboard and they can request no parking signs be put up in this area from the DOT. **Jill** asked if there is a natural border to the back of the property. **Ed** said yes there is a stone wall and a tree line. **Buddy** said the Conservation Commission didn't see a plan for this application either. He said there maybe issues with seating for 30 people and only having 12 parking spots. He believe there should be no parking signs posted along Route 13 just like they did at Dunkin Donuts on Route 13. **Ed** is hoping people won't be hanging out long enough for there to be a problem with parking. **Eric** said it looks like you plan to have three serving windows. **Brendan** suggested they set up a follow up appointment with the Planning Board in a year. The Board agreed to add that to the condition of approval.

Eric read the Conditions of approval:

- Fees for Staff review and meeting attendance shall be paid by the applicant within one month of the issuance of the final invoice.
- All items listed in the February 21, 2018 letter from the Fire Department shall be addressed and a final satisfactory report from the Department shall be submitted to the Planning Board.
- Any future changes on the properties or use of the property shall be submitted to the Board for review and approval.
- They applicants shall make an appointment to come back to the Planning Board in a year for a follow up.

Chris made a motion to approve application NRSP# 2018-C: B-20-1, Sundae Drive Ice Cream with the condition just read. Brendan seconded. Voted YES 5-0.

Appoint / Reappoint

Ron made a motion to reappoint Alan Rosenberg to the Planning Board for another three year term with expiring March 31, 2021. Chris Seconded. Voted YES 5-0.

Ron made a motion to recommend that the Selectboard reappoint Jill Adams as an Alternate for the Planning Board with a term expiring March 31, 2021. Chris seconded. Voted YES 4-0.

Economic Development Committee

Ron said the Chili Cook-Off was successful again this year. Next is the Business forum that will be held on April 5th at the Event Center. They have two events that are doing well and they are talking about adding a third event.

Nashua Regional Planning Commission

Jill said they discussed DOT and Planning for Parks. She was able to obtain grant information and hopefully that will help with the Playground Committee that she is the Chair for.

Sidewalk

Brendan said they will add sidewalks on the cemetery side of South Main Street and the pedestrian bridge will be added to the downstream side (same side as the large covered bridge) of the Stone Bridge.

End of H-75, Sawtelle Road

Ron said the land for the Sawtelle Road subdivision has been sold to a new owner and they have started to remove trees. They are moving forward quickly.

Adjourn

Brendan made a motion to adjourn at 8:40 pm. Chris seconded. Voted YES 5-0.

Eric Bernstein, Co-Chair _____

Ron Pelletier, Member _____

Brendan Denehy, Selectboard Representative _____

Chris Duncan, Member _____

Jill Adams, Alternate (voting for Alan) _____

The next Regular Planning Board meeting will be April 19, 2018.
Minutes submitted by Kristen Austin.