



TOWN OF
BROOKLINE, NEW HAMPSHIRE

PLANNING DEPARTMENT

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PLANNING BOARD MEETING

Minutes

August 16, 2018

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

Absent: Chris Duncan, Member, Tom Humphreys, Selectboard Representative

Alan asked Peter to vote for Chris. Peter agreed.

Minutes

Eric made a motion to approve the minutes of July 19, 2018 as written. Ron seconded. Voted YES 3-0.

Road Bond Extension of Sawtelle Road

In attendance for this discussion Dennis LaBombard, LaBombard Engineering, LLC (town Engineer).

Dennis said they have been working since April on the Sawtelle Road extension. They have added a lot of the drainage as of this morning but none of these lot can be issued a building permit until the crushed gravel has been put into place. Dennis said he has spoken with the owner and believes he has made that clear to him. Alan read the letter from Dennis and it states that the estimated cost to finish this road would be \$634,600. Eric made a motion to send a letter to the Selectboard recommending the road bond in the amount of \$634,600 be put in place. Ron seconded. Voted YES 4-0. Valerie abstained.

Case 2018-1: C-4-8, C-20, 21, 24 Razzaboni Home Builders, Inc. 36 Lot subdivision off Countryside Drive and Ben Farnsworth Road. Acceptance Hearing.

In attendance for this hearing is Randy Haight Meridian Land Services, Dennis LaBombard, LaBombard Engineering, George Razzaboni, Razzaboni Home Builders (Applicant), and abutters Mark and Melissa Barchard, 23 Ben Farnsworth Road, John and Diane Vargonick, 114 North Mason Road, and Patricia Poisson, 25 Ben Farnsworth Road, and resident Ann Somers.

Randy said this is a 36 lot conventional subdivision plan. This plan will extend and connect Countryside Drive with Ben Farnsworth Road. In April they had met with the Planning Board and discussed a conventional subdivision versus an open space plan. Due to the Open space not being able to be a contiguous lots the Board agreed a conventional subdivision plan would work better here. **Randy** said there is fire protection at the end of Ben Farnsworth Road and another one at the end of Countryside Drive that will cover all lots unless the homes on lots C-24-2, C-24-9, and C-24-10 are built outside the 2,500 feet fire protection distance in which case they will need to have a sprinkler system installed. This has been noted on the Plan note 11. **Dennis** said he has done a first review of this plan and he said in order to complete his review he would need more information.

Eric made a motion to accept Case 2018-1: C-4-8, C-20, 21, 24 Razzaboni Home Builders, Inc. 36 Lot subdivision off Countryside Drive and Ben Farnsworth Road. Ron seconded. Voted YES 4-0. Valerie Abstained.

Valérie said all of her original issues had been addressed. They haven't had a response from the DPW Director for the off site improvements yet. They also haven't heard from the Fire Department.

Alan said there were a couple of letters in the mail in regards to this subdivision. Ann Somers emailed a list of concerns. **Alan** read the emailed list: "*Fundamental question: What does the Planning Board see as its purpose? Is the greater good of Brookline a consideration, including population impacts on services, or is it to be a body devoted to making sure that developments conform to rules, and to assist developers in maximizing profits?*

The Planning Board, it seems to me, ought to have the well-being of current residents firmly in view as a primary goal. Here are my concerns, probably none new to you:

- 1. New development of 36 homes – how many bedrooms each?*
- 2. How is students per home calculated? If its town student population divided by number of homes, that doesn't necessarily represent what a concentrated development produces. I would like to see numbers for a couple of major developments. I am seeing a number of 3+ -child families mentioned in postings lately, and saw a family of six children in the supermarket last week. Is this a trend?*
- 3. What is the tipping point where new students create the need for new teachers and new classrooms?*
- 4. Do impact fees address additional school costs due to additional students? Or do they only address for development and maybe increased services costs? A search for Impact Fees on the town web site brought up a table for 2004. Is there nothing more current?*
- 5. As many of us know, most people moving into town come here to educate their children, and do not appear to appreciate the cost of that to those of us who do not have children in school (as I did not at a similar place in life). They figure the high taxes they pay are worth it, and of course they are. Even less do they appreciate the pain involved for people living on fixed or limited income.*
- 6. Many (most?) leave once their goal has been accomplished, leaving others to foot the bill for other children.*
- 7. Meanwhile the per-child cost of education is greater than the contribution of their taxes.*
- 8. How is the impetus of new people to press for ever better facilities/services, further impacting taxes, accommodated?"*

Alan read the letter from the Conservation Commission: “At the August 14, 2018 Conservation Commission meeting the Board reviewed the new conventional subdivision plan submitted by Razzaboni Home Builders, Case #2018-1: C.4.8, C.20, C-21, and C.24. The Conservation Commission would like the Planning Board to take into consideration some non-disturbance corridors and how the plan could be tweaked to accommodate this request.”

Randy showed on the topographic map that there is already a natural corridor that isn't going anywhere and there is a 25% grade that cannot be built on. He also pointed out the two wetland areas that are located on two separate lots. **Valérie** asked about non disturbance easements. **Randy** said there will already be a 50 foot buffer and any non-disturbance easements would just be redundant. **Randy** said the Conservation Commission was upset that they weren't involved with the initial conceptual discussion about the conventional versus an open space subdivision they would have preferred an Open Space subdivision plan. **Randy** said he didn't believe it was necessary for him to attend the August Conservation Commission meeting. The Planning Board has done everything by the book. **Valerie Ogden** said when this development is built will this all be built all at once. **George** said this development should take about 8 or 9 years to complete. **Mark Barchard** asked if that was his plan to take that long or does the town require that. **George** said he plans to take that long. **Alan** said the growth ordinance has been removed from the Brookline Zoning Ordinance. **George** said he will complete this in phases and they will be starting at Countryside Drive. **Patricia** asked where the road is going to be at the end of Ben Farnsworth Road. **Randy** said right where the log landing is off the end of Ben Farnsworth Road. **Patricia** asked if this will be paved. **Randy** said yes the new road will be paved. **George** said with the off-site improvement money they could try to get the rest of that road paved. **Patricia** said there is a very blind corner on North Mason Road coming onto Ben Farnsworth Road that is very dangerous. **Alan** said they will make a note and have the DPW director look into this. **Ann Somers** said there is earth moving going on at Countryside Drive right now and asked if that was the start of construction for this new subdivision. **Randy** said no, that is the construction for the rest of the lots on the original Countryside Drive subdivision.

The Board agreed to hold a site walk on Saturday September 8, 2018 at 8:00am to meet at the end of Ben Farnsworth Road. **Alan** said seeing as they are still waiting for the Town Engineer to finish his review, the fire Department final comments and the DPW to return with an offsite improvement agreement he believes they should continue this case.

Ron made a motion to continue Case 2018-1: C-4-8, C-20, 21, 24 Razzaboni Home Builders, Inc. 36 Lot subdivision off Countryside Drive and Ben Farnsworth Road to the September 20, 2018 meeting. Eric seconded. Voted YES 5-0.

Capital Improvements Committee

Alan said the submissions have been coming in so he should be able to get to them soon.

Economic Development Committee

Valerie said they had canceled the Bridal Show as they only had 12 vendors who reserved a booth. The Committee had to make a decision and let the Event Center know so they can rebook the building.

Subcommittee reviewing Zoning Ordinance section on wetlands

Jill discussed with the Board that she had notes on the revised ordinance that the subcommittee would be working on and will have a draft to discuss at the September Planning Board meeting. **Alan** said it would be nice to have a representative of the Conservation Commission at the next meeting when they discuss this we should encourage them to attend.

Adjourn

Ron made a motion to adjourn at 8:16 pm. Eric seconded. Voted YES 5-0.

Alan Rosenberg, Co-Chair, _____

Eric Bernstein, Co-Chair, _____

Ron Pelletier, Member, _____

Peter Keenan, Alternate, _____

Valerie Ogden, Selectboard Representative Alternate, _____

**The next Regular Planning Board meeting will be September 20, 2018.
Minutes submitted by Kristen Austin.**