



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

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**PLANNING BOARD MEETING
Minutes
October 18, 2018**

Present: Alan Rosenberg, Co-Chair (voting)
Eric Bernstein, Co-Chair (voting)
Chris Duncan, Member (voting)
Peter Keenan, Alternate
Jill Adams, Alternate
Tom Humphreys, Selectboard Representative Alternate (voting)
Valérie Rearick, Town Planner

Absent: Ron Pelletier, Member,

Alan asked Jill to vote for Ron. Jill agreed.

**Case2018-1: 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 discussion Randy Haight with Meridian Land Services and Dennis LaBombard, LaBombard Engineering (Town Engineer).

Alan said this has been continued from the September meeting. Randy said since they had last met Tom Goldleaf with Meridian had received the comments from the previous meetings and has made the changes requested. They are also requesting a couple of waivers one is for the run off and the second one is for all season safe sight distance of 400 feet. Randy said they have also met with the Conservation Commission on and they were concerned with the wildlife corridor. They have added a wetlands crossing and non-disturbance areas. He went back to the Conservation on October 9th to review the updates with the Board they had no issues or comments with the update. Randy said Dennis had 14 more comments on his letter from today that they would be happy to address. They have also reduced this subdivision from a 35 lot to a 34 lot subdivision plan. Dennis said he has had a chance to review this quickly he agreed they would need ask for a waiver from section 3.1.10 of the subdivision regulations but in his opinion this should be more specific than just a blanket waiver you should know exactly what you are allowing to happen and where.

Valérie said they still do not have the deeds as of today. **Randy** said he will get them to Town Counsel for review. **Chris** asked about the proposed lot C-24-5 could there also be a non-disturbance on the area around the pond on this lot as it is in the back of this property and it is awkwardly shaped.

Alan read the waiver request “The Applicant requests a waiver from Section 5.2.03 of the Subdivision Regulations, which regulation provides that there being no additional peak rate flow, based upon a 25 year storm event, over any adjacent property.

Pursuant to Section 6.1.01, this request for a modification of the regulation regarding peak rate flow is allowed when, in the opinion of the Board, specific circumstances surrounding the subdivision, or condition of the land in the subdivision, indicate that such modification will properly carry out the purposes and intent of the Master Plan and of the subdivision regulations.

The proposed storm water design calculations show that total overall site design creates a smaller peak rate flow of (-1.81 cubic feet / second(cfs) for the 25 year storm event, with a range of peak rate flow changes over adjacent properties ranging from (-4.33, -1.89, -1.52, -0.06, 0.00, 0.00, 0.00, 0.76, 2.58 & 3.66 cfs). The applicant submits and requests the Planning Board find that strict conformity to the regulations regarding peak rate flow, over adjacent property would require tree clearing and surface regrading to retain water, would do more damage than good and create a hardship to the applicant. In this case the granting of the waiver to allow for the least disturbance to the existing forest and surface grade would not be contrary to the spirit or intent of the subdivision regulations. Alternatively, the specific circumstances relative to the subdivision and conditions of the land in such subdivision indicate that the waiver will properly carry out the spirit and intent of the regulations.”

Chris made a motion to accept the waiver request to go from 400 foot to a 200 foot site distance requirement. Eric seconded. Vote yes 4-0. Tom abstained.

Alan read the second letter for a waiver request “The Applicant requests a waiver from Section 5.1.1 of the Subdivision Regulations, which regulation provides that all street intersections shall have all season safe sight distance of four hundred (400) feet in both directions.

Pursuant to Section 6.1.01, this request for a modification of the regulation regarding street intersection site distance is allowed when, in the opinion of the Board, specific circumstances surrounding the subdivision, or condition of the land in the subdivision, indicate that such modification will properly carry out the purposes and intent of the Master Plan and of the subdivision regulations.

The applicant submits and requests the Planning Board find that strict conformity to the regulations regarding street intersection all season sight distance at the proposed intersection of Ben Farnsworth Road with the extension of Countryside Drive, looking south along the (unimproved) class six portion of Ben Farnsworth Road would pose an unnecessary hardship to the applicant in this case and a waiver to allow an all season safe sight distance of two hundred (200) feet would not be contrary to the spirit or intent of the subdivision regulations. Alternatively, the specific circumstances relative to the subdivision and conditions of the land in such subdivision indicate that the waiver will properly carry out the spirit and intent of the regulations.”

Chris made a motion to approve the waiver request just read. Eric seconded. Vote yes 4-0. Tom abstained.

Eric made a motion to continue this case until the November 15, 2018. Chris seconded. Vote yes 4-0. Tom abstained.

2018-3: D-41 – Keith & Melissa Fait. 3-lot subdivision off North Mason Road

In attendance for this discussion Randy Haight with Meridian Land Services and Dennis LaBombard, LaBombard Engineering (Town Engineer).

Randy said this is a 25 plus acre site with an existing home. In 1997 Stickney Brook was delineated as a prime wetland. They are proposing two small lots and the wetland area will remain with the lot that has the existing house on it. **Valérie** asked about the driveway for the house will be on one of the newly created lots. **Randy** said they will be moving that driveway. **Eric made a motion to accept case 2018-3: D-41 – Keith & Melissa Fait. 3-lot subdivision off North Mason Road. Chris seconded. Vote yes 4-0. Tom abstained.**

Chad (abutter at 17 Scabbard Mill Brook Road) said it looks as if the dirt that was removed from this area was close to the buffer area where would a house go on that lot. **Randy** said nothing that was removed was within the buffer area. They had gone out and flagged this buffer area already pink and black flags. **Randy** said when they send a plan to the state they need to show that a well septic and house will fit on a lot without encroaching in the buffers.

Valérie read the conditions of approval:

- All fees associated with the case review and meeting attendance shall be paid prior to the recording of the final plan.
- A letter from the Surveyor shall be received stating that all bounds are in place prior to the recording of the final plan.
- The applicant shall submit 8 paper copies of the final plan and a permanent, reproducible Mylar.
- Other conditions as deemed necessary by the Planning Board.
- All conditions of approval shall be noted on the final plan.

Chris made a motion to approve case 2018-3: D-41 – Keith & Melissa Fait with the condition states previously. 3-lot subdivision off North Mason Road. Jill seconded. Vote yes 4-0. Tom abstained.

2018-4: F-119 – Scott Pendleton. 2-lot subdivision off Old Milford Road

In attendance for this discussion Randy Haight with Meridian Land Services, and Dennis LaBombard, LaBombard Engineering (Town Engineer) and Scott Pendleton, Applicant.

Randy said this is another 20 plus acre lot the owner is looking to subdivide into two lots. He plans to leave 4 acres with the house and the back lot will have the remaining 20 acres with 42 feet of frontage. There is an existing woods road that they have improved. The Building Inspector has requested a profile of this to make sure it meets the regulations for a driveway and once a building permit is pulled and a driveway permit is pulled then this logging road would have to be brought up to driveway standards. The drafting site for these lots are down by the Village Store (12 Main Street) 1475 feet from fire protection well below the required 2500 feet. **Eric made a motion to accept case 2018-4: F-119 – Scott Pendleton, 2-lot subdivision off Old Milford Road. Chris seconded. Vote yes 4-0. Tom abstained.**

Valérie said there are two issues with the plan lot F-106 is listed with the wrong name on it. **Randy** said the name is correct it was never deeded to the town. **Valérie** said the Building Inspector is also requesting a railing be placed on the new driveway. **Randy** said he would need a driveway permit before he can request that, for right now this is a woods road that has been upgraded. **Sue Chimento** (24 Old Milford Road) said she saw the driveway and was wondering what they plan to do in this area. **Randy** said they just created one building lot. **Sue** thanked him for the answer.

Valérie read the conditions of approval:

- All fees associated with the case review and meeting attendance shall be paid prior to the recording of the final plan.
- All issues / comments from Town Departments shall be addressed prior to the recording of the final plan.
- A letter from the Surveyor shall be received stating that all bounds are in place prior to the recording of the final plan.
- The applicant shall submit 8 paper copies of the final plan and a permanent, reproducible Mylar.
- All conditions of approval shall be noted on the final plan.

Eric made a motion to approve case 2018-4: F-119 – Scott Pendleton, 2-lot subdivision off Old Milford Road with the conditions previously read. Chris seconded. Vote yes 4-0. Tom abstained.

Minutes

Eric moved to approve the minutes of August 16, 2018 as written. Peter seconded. Vote yes 3-0. Eric, Peter and Alan.

Chris made a motion to approval the September 20, 2018 minutes as written. Eric seconded. Vote yes 3-0. Eric, Alan and Chris.

Debrief from the October 4th public forum

The Board discussed the October 4th Public Forum in regard to the proposed multifamily dwelling units and or an over lay district. The overall consensus at this meeting was not in favor of moving forward with this ordinance potential.

Capital Improvements Committee

Alan said he is just waiting for a few more numbers.

Economic Development Committee

They canceled the last meeting so there is no update.

Melendy Pond Planning Committee

Chris said they are working on potentially putting one or two warrant articles forth at town meeting.

Adjourn

Tom made a motion to adjourn at 8:06 pm. Jill seconded. Vote yes 5-0.

Alan Rosenberg, Co-Chair, _____

Eric Bernstein, Co-Chair, _____

Chris Duncan, Member, _____

Jill Adams, Alternate, _____

Tom Humphreys, Selectboard Representative, _____

**The next Regular Planning Board meeting will be November 15, 2018.
Minutes submitted by Kristen Austin.**