



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

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**PLANNING BOARD MEETING
Minutes
February 21, 2019**

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

Eric asked Peter to vote for Ron. Peter agreed.

Minutes

Eric said they do not have enough people in attendance to approve the minutes from the last meeting. They will have to do it at the next meeting.

Case Review 2019-1: C-8,C-13. Pinkham/Town of Brookline. Lot Line and 2-lot subdivision

In attendance for this hearing: Randy Haight, Meridian Land Services, and Jonathan Ford abutter at Lot C-14-4, 8 Kemp Drive.

Randy said this is a two-lot subdivision and lot line revision. The Pinkhams are looking to create a separate 5 acre-lot for the cell tower. They are looking to move Parcel A and B to the Town owned lot C-13. The Town has an agreement to purchase the 16.565 acres. All these lots are over five acres and therefore we do not need State subdivision approval as suggested on note 9 on the plan. **Peter** asked if the cell tower lot could be a buildable lot at some point. **Randy** said it would take a lot of work but yes it could be that is why he added note 15 on the plan that states it will be subject to impact fees. **Eric** said all fees have been paid and abutters notified.

Alan made a motion to accept case 2019-1: C-8, C-13. Pinkham/Town of Brookline. Lot Line and 2 lot subdivision. Peter seconded. Voted yes 4-0.

Jonathan said he owns the Pac Man shaped lot (Lot C-14-4) he was wondering if they would be able to move land to make his lot a bit more square toward the back of the property. **Randy** advised him that he would need to speak with the current owner (Dana and Carlene Pinkham) and Jay Chrystal with the Conservation Commission. **Jonathan** said he knows both of them but doesn't want to hold up the process here tonight. **Randy** said there is time even if this is approved tonight, they have a certain amount of time they could come back to the Planning Board with a new plan. **Jonathan** thanked the Board. **Eric** read the Staff report which states there are no comment from the Fire Department or the Conservation Commission. **Alan** asked if all of Valerie's concerns had been met that were listed on the previous staff report. **Randy** said yes.

Alan made a motion to approve case 2019-1: C-8, C-13. Pinkham/Town of Brookline. Lot Line

and 2-lot subdivision with the following conditions of approval:

1. All fees associated with the case review and meeting attendance shall be paid prior to the recording of the final plan. Any additional fees to record Sheet 2 of 2 shall be paid prior to the recording of the final plan.
2. A letter from the Surveyor shall be received stating that all bounds are in place prior to the recording of the final plan.
3. Note #1 needs to be updated with H.C.R.D. recording references for Lot C-13 prior to the recording of the final plan.
4. The applicant shall submit 8 paper copies of the final plan and a permanent, reproducible Mylar.
5. All conditions of approval shall be noted on the final plan.

Tom seconded. Voted yes 4-0.

Membership – Appoint / Reappointment of members/alternates

Eric said term expiring this year are Ron Pelletier, Peter Keenan, and himself. **Eric** said he would agree to another three-year term. **Peter** agreed he would be interested in another term. **Tom** said he would reach out to Ron to find out if he would be interested in staying on for another term. He will reach out to Valerie when he finds out.

Alan made a motion to recommend to the Selectboard that Eric Bernstein be reappointed as a Full Member of the Planning Board with a term expiring in March 2022. Peter seconded. Voted 3-0. Eric Abstained.

Alan made a motion to recommend to the Selectboard that Peter Keenan be reappointed as an Alternate Member with a term expiring in March 2022. Eric seconded. Vote yes 3-0. Peter abstained.

Capital Improvements

Alan said that, according to the meeting minutes, the CIP was approved at a previous Planning Board meeting. **Eric** said he though they needed to make this a Sub-Committee of the Planning Board. **Alan** agreed.

Economic Development Committee

Eric said they held the Chili Cook-Off and he said it was well attended.

Selectboard Representative

Eric thanked Tom for his year of service on the Planning Board as the Selectboard Rep.

Adjourn

Peter made a motion to adjourn at 7:30 pm. Tom seconded. Vote yes 4-0.

Eric Bernstein, Co-Chair, _____

Alan Rosenberg, Member, _____

Peter Keenan, Alternate, (voting for Ron Pelletier), _____

Tom Humphreys, Selectboard Representative, _____

**The next Regular Planning Board meeting will be March 21, 2019.
Minutes submitted by Kristen Austin.**