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TOWN OF BROOKLINE, NEW HAMPSHIRE PLANNING BOARD

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Planning Board Minutes April 16, 2020

Present: Alan Rosenberg, Co-chair (voting)
Eric Bernstein, Co-chair (voting)
Chris Duncan, Member (voting)
Ron Pelletier, Member (voting)
Brendan Denehy, Selectboard Representative (voting)

Eric called the meeting to order at 7:05pm. **Tad** noted we are meeting electronically and remotely under the governor's Executive Order 2020-04 and Executive Orders #12 and #23. In following with these orders, **Tad** asked each board member, beginning with **Eric**, to state where they are, why they are there and who, if anyone, is in the room with them. All members responded.

Minutes

Eric asked for comments on the February 20, 2020 minutes. *Rosie moved, seconded by Chris, to approve the February 20, 2020 minutes as written. Roll call vote in favor 4-0-1 with Brendan abstaining.*

Announce Chris Duncan Renewal as Member

Eric announced that **Chris** had renewed as a member on the planning board for a three-year term. He thanked **Chris** for doing so. **Eric** also said that the board has openings for Alternate positions and any interested parties should contact **Val Rearick** for more information. He said there are openings for one-, two- and three-year terms.

Nomination to Well and Water Committee

Eric said that **Steve Russo** had been on the committee as the Selectboard representative and he was no longer in the position, so a replacement is needed. *Ron nominated Chris to serve as the planning board's representative on the committee, seconded by Eric. Roll call vote in favor 4-0-1, with Chris abstaining.*

NRSP#2020-3:C-9, Frank & Laurie Burbee, 7 lot subdivision on North Mason Road

In attendance were Randy Haight of Meridian Land Services and Laurie and Frank Burbee, owners.

Randy said the plan is to create six buildable lots on the east side of North Mason Road and it will include a substantial remainder lot. He said three different staff reports have

been generated and they have made all the adjustments to the plans. **Randy** said that this afternoon **Mike Wenrich** raised a question about needing a sight distance easement for lot 8. **Randy** said there was no necessity for one as there is no specific sight distance requirement for a driveway permit. **Randy** said that **Mike** may have been thinking about the 400-foot sight distance that has been discussed in the past around intersections, but that does not apply here with a single lot. **Randy** said that a driveway permit will be required for the lot. He said we tried to minimize the impact of the lots on the wetlands. **Randy** noted that adjacent to lot 8 is the proposed relocation of a snowmobile trail. He said **Frank** and **Jay Chrystal**, of the conservation commission, had met on-site and decided on the location, which is depicted on the plans. **Eric** said fees have been paid, abutters have been notified and plans have been provided to the town. **Chris moved, seconded by Alan, to accept the application. Roll call vote in favor 5-0.**

Randy said he had seen the off-site agreement and **Eric** said it was included in the package for the board. **Ron** asked in the septic location issue raised by the building inspector had been addressed. **Randy** said yes and they did another test pit and had moved it. **Randy** noted that the state allows up to a 35% slope and he feels the town's 25% zoning figure needs to be fixed.

Alan asked about the issue raised by the fire department that called for a 5-inch connection for the cistern while the plans specify a 6-inch connection. **Randy** said he is happy to accommodate what the fire department wants. **Alan** asked about Lot C-9. **Randy** said it is almost 48 acres and would be a remaining lot. **Alan** asked if it could be subdivided in the future. **Randy** said a small subdivision could be done of 5-6 lots on Hutchinson Hill Road. **Alan** said he just wanted to confirm that there would not be an "open space" issue. **Randy** said he had an earlier note on the plan addressing that and he will add it back. **Brendan** asked if North Mason Road's "scenic road" status puts any limitations on the lots. **Randy** said no as there are no stonewalls and the property owners own the trees. He said if Eversource wanted to cut some of the trees, that would require a public hearing as they do not own the land. There were no abutters present and no other interested parties voiced any comments. **Chris moved, seconded by Ron, to approve application NRSP#2020-3:C-9, Frank and Laurie Burbee 7-lot subdivision with the following conditions:**

- *All fees associated with the case review and meeting attendance in person or via phone conference shall be paid prior to the recording of the final plan.*
 - *A final agreement for Off-Site Improvement shall be signed and recorded 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. The applicant / representative shall provide a labeled mailing tube to send the final Mylar to the Registry of Deeds.*
 - *All conditions of approval shall be noted on the final plan.*
- Roll call vote in favor 5-0.**

NRSP#2020.4:F-73 and F-73-1, Haight/Marchant Lot Line Adjustment

In attendance were Randy Haight of Meridian Land Services, and owner, and Sarah Marchant, owner.

Randy said back in February they went to the ZBA and got a special exception for an ADU on lot F-73. He said that F-73 had been a duplex and they will be selling it, but now as an ADU, the required lot size is smaller than if it was a duplex. **Randy** said no new houses or driveways are proposed. They are just changing the lot line between the two lots. **Brendan** noted that he had used Souhegan Valley Tree Service and given the owner's residence at the property, he wanted to make it known, per the town's Code of Ethics, but he has no pecuniary interest. **Chris** and **Alan** said they had also used the tree service in the past but had no interest in the approval.

Eric said that the fees have been paid, abutters have been notified and the plan has been provided to the town. **Chris moved, seconded by Ron, to accept the application. Roll call vote in favor 5-0.**

Eric asked for questions from the board and said that the plan looked very straightforward.

Randy said that they will not record the mylar until the sale is completed or else it will become non-conforming. **Sarah** said the plan should be good for one year and they just want to advise the board of the timing of the recording. **Alan** suggested **Randy** let **Val** know. **Randy** said he will. There were no abutter comments. **Chris moved, seconded by Ron, to approve NRSP#2020-4:F-73, F-73-1, Haight/Marchant Lot Line Adjustment with the following conditions:**

- *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 have been relocated prior to the recording of the final plan.*
 - *The applicant shall submit 8 paper copies of the final plan and a permanent, reproducible Mylar. The applicant / representative shall provide a labeled mailing tube to send the final Mylar to the Registry of Deeds.*
 - *All conditions of approval shall be noted on the final plan.*
- Roll call vote in favor 5-0.**

Upcoming Public Hearing – May 21, 2020

Eric provided notice of a public hearing, per RSA 231:158, scheduled for the planning board meeting on May 21, 2020 to discuss tree trimming on Averill Road, a scenic road.

Capital Improvement Plan (CIP)

Eric said the next item is the final review and potential adoption of the Capital Improvements Plan. **Alan** noted several minor revisions since the last discussion. He also said the decision was made to keep the energy conservation item in the plan even though the Selectboard decided not to pursue a specific project in 2020. **Alan** asked if there are any desired changes to the recommendations. There was agreement to delete the blank sections. **Brendan** said from a Selectboard perspective, the CIP is a helpful document to have and he hopes in the future it can be available for the budgeting process. **Alan** agreed that such timing would be optimal but was not possible this year.

Brendan said on page 6 the population build-out figure is based on a 2003 Nashua Regional Planning Commission (NRPC) report. He suggested reaching out to see if updated figures could be obtained. He said with the land purchased by the town in recent years, build-out may be less. **Alan** agreed and said recent changes to zoning may also have reduced the build-out estimate. It

was agreed that the board would ask **Val** to contact NRPC to see about getting updated build-out estimates.

Members agreed to have the formation of this year's CIP on the agenda for the next meeting and to have more individuals involved in the effort. Members thanked **Alan** for his dedicated effort to the CIP in recent years. **Brendan moved, seconded by Ron, to approve the 2020-2025 CIP as amended. Roll call vote in favor 5-0.**

Code of Ethics

Eric asked if all had been able to review the Code of Ethics and all replied yes. **Brendan moved, seconded by Ron, to re-adopt the Code of Ethics. Roll call vote in favor 5-0.**

Other Business

Ron asked about the definition of buildable area and the 25% slope rule **Randy** had mentioned earlier in the meeting. He suggested having it on the next agenda. **Alan** and **Eric** said they thought we had addressed this already. **Tad** suggested having **Val** contact **Randy** to get more clarity of what he was suggesting for the next meeting. **Eric** suggested connecting with **Romeo** for input as well. **Chris** also suggested we get confirmation from **Charlie Corey** if we need to make a modification to the cistern connection piping size.

Meeting adjourned at 8:06pm.

Minutes submitted by Tad Putney.

Alan Rosenberg, Co-chair _____

Eric Bernstein, Co-chair _____

Chris Duncan, Member _____

Ron Pelletier, Member _____

Brendan Denehy, Selectboard Representative _____