



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

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**Minutes
July 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)
Valérie Rearick, Town Planner

Alan called the meeting to order at 7:00pm.

Minutes

Chris made a motion to approve the June 18, 2020 minutes as amended. Seconded by Ron.
Voted Yes 5-0.

Case NRPS # 2020-B: J-53, 34 Route 13 Commercial Development

A letter dated July 9, 2020 from TF Moran was received waiving the Planning Board's 65-day review period, as set forth in RSA 676:4, I (c) for the Town of Brookline Planning Board Case Number NRSP#2020-B:J-53.

Chris made the motion to accept the letter waiving the requirement for the Planning Board to act on the application within 65 days. Seconded by Eric. Voted Yes 5-0.

Chris made the motion to add the case on the August 20, 2020 Planning Board agenda. Seconded by Eric. Voted Yes 5-0.

Public Hearing: Amendments to the Subdivision and Site Plan Regulations

Alan read the Planning Board Notice of Public Hearing.

Alan read the list of proposed amendments as follow:

Subdivision Regulations

3.1.02 (a.), Preliminary Conceptual Consultation Phase – Add the following sentence: *“the applicants or their representatives or designees must attend a Conservation Commission meeting prior to discussion with the Planning Board.”*

3.1.10 – Change: *“A ninety (90) day review period (...)” to 65 days.* (same amendment to be made in the NRSP regulations).

4.6.06, Plat Requirements – Last sentence of 1st paragraph: change “should” by *“shall”*.

4.9.05, Roads – Change “Road Agent” to read *“DPW Director”*.

4.12.04, Open Space Development – Add the following language: *“A pre-conveyance open space conservation easement deed shall be recorded and shall have an easement sunset upon conveyance to the Town or homeowner’s association”*.

5.3.01, Utilities – 4th line: Add the following: “All applications, *including a single lot subdivision*, which include the creation of a new or upgraded road, way, drive, street, **driveway**, or any other mean of access **to** a created lot for a new subdivision (...)

5.3.01, Utilities – Add new wording with “options” if the utilities need to cross a road. Proposed additional language: “*A new driveway shall have underground utilities the entire way **to** the house. If a single new lot is **across** the street from an existing utility pole, overhead wires could be used, if desired by the developer/homeowner, from the end of the new driveway to the house.*”

7.3 (g) Driveway greater than 10%. Remove this sub-section.

Appendix G, Cistern Specifications: #12: Change from 5” to 6

Non-Residential Site Plan Regulations

Title, Name of these regulations: change “Non-Residential Site Plan Regulations” to “*Site Plan Regulations*”.

3.3.03, Preliminary Conceptual Consultation Phase. Add the following language: “*For large Site Plans, the applicants or their representatives or designees must attend a Conservation Commission meeting prior to discussion with the Planning Board.*”

Appendix G, Cistern Specifications: #12: Change from 5” to 6” (as most of the fire trucks have a 6” suction - Fire Department request).

All Board members voted on each amendment in the affirmative 5-0.

Alan closed the public hearing.

Alan asked that all mentions of “Board of Selectmen” be replaced by “Selectboard”.

Update on Planning Board Sub-Committees

Well Committee. **Chris** said that the Committee is working on putting a rough draft for September and they will have a final version for the Planning Board October meeting.

Other Items

Mail from Dennis Comeau. **Chris** said that he did not see a request for a direct response from the Board. The Board scheduled a Non-Public Session under RSA 91-A:3 II (e) on Thursday, July 23rd, 2020 at 7 pm in order to discuss the letter. Notice will be posted.

Adjourn

Brendan made a motion to adjourn at 8:00 pm. Ron seconded. Voted Yes 5-0.

Alan Rosenberg, Co-chair _____

Eric Bernstein, Co-chair _____

Chris Duncan, Member _____

Ron Pelletier, Member _____

Brendan Denehy, Selectboard Representative _____

Minutes submitted by Valerie Rearick

Next Scheduled Planning Board Meeting is August 20, 2020