



**TOWN OF
BROOKLINE, NEW HAMPSHIRE
PLANNING DEPARTMENT
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**Planning Board
Minutes
May 20, 2021**

Present: Alan Rosenberg, Co-chair (voting)
Eric Bernstein, Co-chair (voting)
Chris Duncan, Member (voting)
Brendan Denehy, Selectboard Representative (voting)
Eric Pauer, Alternate (Voting for Ron)
Scott Grenier, Alternate
Dennis Bechis, Alternate
Steve Russo, Selectboard Alternate Representative
Valérie Rearick, Town Planner

Absent: Ron Pelletier, Member

Alan called the meeting to order and noted that they are meeting remotely under the governor's Executive Order 2020-04 and Executive Orders #12 and #23. In following with these orders, he asked each Board member to state where they are, why they are there and who, if anyone, is in the room with them. All members responded.

Alan asked Eric P. to vote for Ron for this meeting. **Eric P.** agreed.

Minutes

Eric B. made a motion to approve the minutes of April 15, 2021 as amended. Seconded by Chris. Roll call vote Alan, Brendan, Chris, Eric B. and Eric P. all voted yes. Chris abstained.

Alan announced that the third case review on the agenda has been moved to the June Planning Board meeting.

SP# 2021-C:F-2-1, Wendy McKenzie, Voice of Clay – Stoney Ledge

Alan said *The Voice of Clay* will be moving into Stoney Ledge and asked the applicant to present the application. **Wendy** said that she will be renting 2 units at the Stoney Ledge Plaza to move her current spa and holistic services, including esthetics (facial, body treatments, and footbaths), hypnosis, breathwork, and retail sales out of her home. We have been in business since 1999 and have been living in Brookline at 16 Meetinghouse Hill Road since 2008. The maximum of customers per day in the spa would be 14 (we plan to grow into having 2 treatment tables in the room). The maximum number of customers per day doing hypnosis/breathwork would be 15. Retail sales will be open to the public.

Valérie said the Building Inspector had no issues and the Fire Department will need to do a final inspection and send a letter to the Planning Board. This application is very similar to what she was approved out of her home.

Brendan made a motion to accept application SP# 2021-C:F-2-1. Seconded Eric B. Roll call vote Alan, Brendan, Chris, Eric B., and Eric P. all voted yes.

Eric P. asked how many customers would be there at one time. **Wendy** said 2 tables at a time. Breath work would be one on one. **Eric P.** asked how many employees. **Wendy** said one Esthetician besides herself and someone at the retail area.

Valérie read the conditions of approval:

- All fees for case review, Staff meeting attendance and inspections shall be paid by the applicant within 15 days of receiving the invoice.
- A satisfactory report from the Fire Department shall provide prior to the opening of the business.
- Any changes to the business / use shall be reviewed and approved by the Planning Board.

Eric B. made a motion to approve application SP# 2021-C:F-2-1 with the conditions listed by Valerie. Seconded Eric B. Roll call vote Alan, Brendan, Chris, Eric B., and Eric P. all voted yes.

SP# 2021-D:F-2-1, Christiana Lehman, From Gracie's Table – Stoney Ledge

Christina Lehman said she started *From Gracie's Table* in January in her home. She makes homemade marinades, dry rub, dry mixes, as well as ready to eat apple pies and more. She will be renting a unit at Stoney Ledge to use as a retail shop to sell her homemade goods, as well as help promote other local food vendors to supply Brookline and other surrounding towns with fresh local items. She plans on getting a small kitchen put into this space for baking / cooking which will need approval from the State.

Business will operate at first on a limited bases, around her current schedule. Then she would like to be open Monday, Wednesday, and Fridays from 9:00 am to 2:30 pm and some Saturdays. As she grows, she would like to be open for normal business hours 9:00 am to 5:00 pm. She will operate with online orders that can still be made on days the store is not officially open to be able to meet the needs of my customers. She would also like to reach a larger customer base by opening this retail space as well provide the local town with local products, made by its own residents.

Chris made a motion to accept application SP# 2021-D:F-2-1. Seconded Brendan. Roll call vote Alan, Brendan, Chris, Eric B., and Eric P. all voted yes.

Valérie said Christiana is looking to have a Grand Opening this Saturday, but she will need a satisfactory inspection letter from the Fire Department before it happens. **Christiana** said that the Fire Department has been on the premises 2 times and they are all set. Also, the Grand Opening will be set for another day.

Valerie said that the Building Inspector has no issues with this application. Signage is available on the building and the free-standing sign along Route 13. would just need to get a sign application from the Building Inspector if larger than the pre-existing ones. Parking is not an issue at this location.

Valérie read the conditions of approval:

- All fees for case review, Staff meeting attendance and inspections shall be paid by the applicant within 15 days of receiving the invoice.
- A satisfactory report from the Fire Department shall provide prior to the opening of the business.
- Any changes to the business / use shall be reviewed and approved by the Planning Board.

Eric P. asked if she will be baking at this location. **Christina** said yes once she gets the approval from the State. **Eric B.** said so you plan to have other vendors at this location working with you. **Christina** said no; they will be able to rent a space and sell their product.

Brendan made a motion to approve application SP# 2021-D:F-2-1 with the Conditions of approval as read by Valérie. Seconded Eric B. Roll call vote Alan, Brendan, Chris, Eric B., and Eric P. all voted yes.

2021-1:G-40, Clarence Farwell, 2-Lot Subdivision, Off Russel Hill Road

Alan said this case is being postponed to the June 17, 2021 Planning Board meeting.

School & Town Services Study Committee: Finalize Members List

Alan said they had talked about having a Planning Board member chair this committee at the last meeting. The Board agreed on the fact that the PB. Representative would not have to chair this committee, but a Planning Board representative would be required. **Brendan** the committee will vote on chairman. **Steve Russo** will be the Selectboard Representative. They were not able to get a member of the Police or the Brookline Public Works. **Fire Chief Charlies Corey** will be the representative from other Town Departments. They are looking to add a Brookline School Board member a member of the Co-op School

Board, someone from the town and 3 at large volunteers. At the last meeting they appointed Michele Decoteau, Colleen Micavich and Abe Hartman were appointed to the committee at the last meeting. **Abe Hartman** said he will need to remove himself from the Committee due to a conflict of interest. **Pete D'Agostino** said he would volunteer to join the committee if they need him to. **Eric B.** said Pete has done a lot of research already and would be a huge help to this committee.

Brendan made a motion to appoint Pete D'Agostino to as an at large member to the School & Town Services Study Committee. Chris seconded. Roll call vote Alan, Brendan, Chris, Eric B., and Eric P. all voted yes.

Scott Grenier also volunteered to be a part of the committee as a temporary Planning Board Representative until someone has a chance to talk to Ron Pelletier, if he would like to be the Planning Board Representative. **Eric B. made a motion to appoint Scott Grenier as the Planning Board Representative to the School & Town Services Study Committee. Chris seconded. Roll call vote Alan, Brendan, Chris, Eric B., and Eric P. all voted yes.**

Well-Water Committee: - Adopt Charter - Appoint At-Large Members

After discussing the proposed Charter for the Well Water Committee and making a few adjustments to the original wording. **Eric P. made a motion to adopt the Charter for the Brookline Well Water Committee as amended. Brendan seconded. Roll call vote Alan, Brendan, Chris, Eric B., and Eric P. all voted yes.**

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Charter for the Brookline Well and Water Committee

Purpose

The Brookline Planning Board has established the Brookline Well and Water Committee (BWWC) in early 2020 to assist it in looking at concerns about the impact of further development on existing wells and water.

- *Serving as the point of contact for/with residents who are experiencing issues with their wells or concerned about future development as it pertains to their existing wells.*
- *Identifying/determining areas of low water supply/quality.*
- *Contacting and discussing with state and other resources (e.g., NHDES, NRPC, etc.) to gather information on existing ordinances/regulations that can aid in amending or adopting ordinances pertaining to well water availability.*
- *Discussing and drafting potential ordinances/regulations to assist the Planning Board in adopting such methods to preserve and protect the availability of underground water resources.*
- *Identifying and investigating opportunities for grant funds to conduct a town-wide hydrogeological study.*
- *Assisting in meeting the needs of the Planning Board for other well water related endeavors.*
- *The Committee shall provide a report of its findings and/or recommendations by the October Planning Board meeting for each year that the committee exists.*

The committee's charter will end at the conclusion of the 2024 town meeting or until dissolved by the Planning Board, whichever occurs first. Meeting minutes will be taken consistent with RSA 91-A.

Organization

The BWWC will consist of seven voting members appointed by the Planning Board. All BWWC members will be Brookline residents and include:

- *One Planning Board representative and one alternate.*
- *Five at-large residents and two at-large alternates.*
- *One Brookline Conservation Committee representative and one alternate*

At the first meeting, the Well and Water Committee will elect its Chair, a Vice Chair and a Secretary.

Approved by the Planning Board on Mai 20, 2021.

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Buddy Dougherty (Brookline Conservation Commission) said at the last meeting the Commission appointed him as the BCC representative and Jay Chrystal as the Alternate BCC representative.

Buddy said they did quite a bit of work last year and nothing came of it. **Lyndsay** said that should be the starting point at the first meeting. **Alan** said they were not sure what the best way to implement the suggestions from last year was.

Eric B. made a motion to appoint Dennis Bechis as the Planning Board Representative and Chris Duncan will be the Alternate Planning Board Representative to the Brookline Well Water Committee. Eric P. seconded. Roll call vote Alan, Brendan, Eric B., and Eric P. all voted yes. Chris abstained.

Eric P. made a motion to appoint Peter Pitsas, John Woelflein, and Lyndsay Machado as at large member of the Brookline Well Water Committee. Chris seconded. Roll call vote Alan, Brendan, Chris, Eric B., and Eric P. all voted yes.

Brendan made a motion to also appoint Graham Loff as an at large alternate to the Brookline Well Water Committee. Eric B. seconded. Roll call vote Alan, Brendan, Chris, Eric B., and Eric P. all voted yes.

Adjourn

Brendan made a motion to adjourn at 9:15 pm. Chris seconded. Roll call vote Alan, Brendan, Chris, Eric B., and Eric P. all voted yes.

Alan Rosenberg, Co-chair _____

Eric Bernstein, Co-chair _____

Chris Duncan, Member _____

Brendan Denehy, Selectboard Representative _____

Eric Pauer, Alternate, _____

Minutes submitted by Kristen Austin

Next Scheduled Planning Board Meeting is June 17, 2021