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

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**PLANNING BOARD  
Minutes  
January 21, 2021**

**Present: Alan Rosenberg, Co-chair (voting)  
Eric Bernstein, Co-chair (voting)  
Ron Pelletier, Member (voting)  
Brendan Denehy, Selectboard Representative (voting)  
Valérie Rearick, Town Planner**  
**Absent: Chris Duncan, Member**

**Eric** 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.

**Minutes**

***Brendan made a motion to approve the minutes of December 17, 2020 as written. Seconded by Alan. Roll call vote: Alan, Brendan, Eric, and Ron all voted yes. Voted Yes: 4-0.***

**Wright Road Subdivision: Cistern Relocation**

**In attendance for this discussion: Randy Haight, Meridian Land Services and Mike Vignale, Town Engineer.**

**Randy** explained that the current owner is Robert Pondelli and the previous owner was Ernest Felzani who was granted the subdivision. The reason why Homestead Construction/Robert Pondelli asked to re-locate the cistern was due to the ledge that would need to be blasted in the original cistern location. Prior to having a new design done, Homestead Construction/Robert Pondelli investigated the proposed cistern site and verified that there isn't any ledge at the new Site near the hammerhead turn-a-round.

**Mike** said that he did not have any issues with the cistern being relocated. There was no objection from the Board.

- All conditions of approval for the subdivision approved on January 16, 2014 shall remain.
- The revised Cistern Easement Plan shall mention that it supersedes the recorded plan #38050.
- The applicant shall record a revised deed for the cistern easement relocation conveying the easement to the Town of Brookline.

- The Brookline Selectboard shall release the cistern easement deed that was conveyed by a deed dated April 30, 2014.
- The applicant / representative shall provide a labeled and pre-paid mailing tube to send the final Mylar to the Registry of Deeds.
- All conditions of approval shall be printed on the final plan prior to its recording.

***Brendan made a motion to approve the cistern relocation. Seconded by Ron. Roll call vote Alan, Brendan, Eric, and Ron. Voted Yes 4-0.***

**Case # 2020-10:C-15,C-15-3 – Chrystal – Lot Lines Revision and 6-Lot Subdivision** Cont. from Dec. 17, 2020.

Jay and Ronda Chrystal sent a letter granting the Board a 60-day extension to conduct the application review. This extension will allow the Board to review a proposed agreement for Off-Site Improvements during an upcoming meeting. Off-Site Improvement is still being discussed between the DPW Director, the Town Engineer, and the applicants.

***Alan made a motion to continue the application review for Case # 2020:C-7-1,C-7-2 to the February 18<sup>th</sup>, 2021 meeting. Ron seconded. Roll call vote Alan, Brendan, Eric, and Ron.***

### **Subdivision Regulations Review by Mark Fougere and Mike Vignale**

**Mark** explained that he and Mike were asked to look at the subdivision regulations and make recommendation. There are no big issues but mainly some clean-up in the report they provided. One item pointed out by Mike is to improve the drainage calculations. Another item is the Impact-Fee scheduled and updating the calculation is very important to keep the town save against any legal challenges. Beside that, it is clean-up recommendations. **Eric** asked Mike if he has any other comments. **Mike** said that the drainage regulations are pretty thin, and we would like to see some calculations such as pick rate added, water quality, speed limit on new road during review, etc. The Board has no comments at this time and thanked Mike and Mark for their work. **Eric** said that the Board also received input from the Fire Department. **Valerie** explained that their recommendations were either similar to Mark and Mike report or were related to cistern and equipment standards.

Also discussed escrow accounts as mentioned during the December meeting. **Mark** said that the town wanted to make sure that the bills would be paid, and the State statutes give the authority to the Board to request those account. But, if things work well the way they are now, it is fine. **Mike** mentioned that he has seen a couple of developments “going south” and the invoiced stopped being paid; then, the Town ends up paying the bills. He wants to make sure that the Town would be covered in such situation.

The Board thanked Mark and Mike for their work. The Board discussed timing to look at the zoning ordinance after Town Meeting. Regulations can be changed anytime. **Valerie** will incorporate the recommendations reviewed tonight to the subdivision regulations and will send the document to the Board for review around March, then hold public hearing in April or later, after Town Meeting.

### **Business Meeting, Continued:**

#### **2021 Town Meeting**

**Brendan** explained the new rules put in place to hold Town and Schools meeting this year. The Coop will do it virtual, but they have not determined a date yet. Brookline all day voting will remain the same, but the business part of Town Meeting has been delayed to March 24<sup>th</sup>, or

maybe later. Brendan also explained the process for elected positions. **Rosie** said that it was like a modified SB2. Brendan concurred.

Economic Development Committee

**Eric** said that the EDC met yesterday and mainly discussed the newsletter that will now be published mid-March, or maybe later once we know when the business part of Town Meeting will take place. We also will reach out to businesses and ask what message they would like to tell residents that their business is safe for visiting and provide other updates in the next newsletter.

Adjourn

**Ron made a motion to adjourn at 7:55 pm. Brendan seconded. Roll call vote Alan, Brendan, Ron, and Eric. Voted yes 4-0.**

**Alan Rosenberg, Co-chair** \_\_\_\_\_

**Eric Bernstein, Co-chair** \_\_\_\_\_

**Ron Pelletier, Member** \_\_\_\_\_

**Brendan Denehy, Selectboard Representative** \_\_\_\_\_

**Minutes submitted by Valérie Rearick**

**Next Scheduled Planning Board Meeting is February 18<sup>th</sup>, 2021.**