



**TOWN OF  
BROOKLINE, NEW HAMPSHIRE**  
**PLANNING DEPARTMENT**  
P.O. BOX 360 – 1 Main Street  
BROOKLINE, NH 03033-0360  
<http://www.brooklinenh.us>

Telephone (603) 673-8855  
Fax (603) 673-8136

**Planning Board Minutes  
February 18, 2021**

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

**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**

**Alan** made a motion to approve the minutes of January 21, 2021 as written. Seconded by **Ron**. Roll call vote **Alan, Brendan, Eric and Ron** all voted yes. **Chris** abstained as he was not in attendance.

**Construction Bond Review: Countryside Drive Extension**

**In attendance for this discussion Mike Vignale (Town Engineer)**

**Mike** said they have made a lot of progress. They still need to complete some shoulder work, pond clean up, paving topcoat etc. **Alan** made a motion to recommend to the Selectboard that the performance guarantee for the completion of Countryside Drive Extension phase 1 be set in the amount of \$77,510.00. The Performance Guarantee shall be set in accordance with amended section 4.8 and 4.9 of the subdivision regulations and be put in place prior to the issuance of any building permit. **Ron** seconded. Roll call vote **Alan, Brendan, Chris, Eric and Ron** all voted yes. 5-0 yes.

**2020-10:C-15, C-15-3: Chrystal, 6-Lot Subdivision, continued from Jan. 21, 2021, Discuss Off-Site Improvement Agreement.**

**In attendance for this hearing tonight. Jay Chrystal** applicant, **Randy Haight** with **Meridian Land Services**.

**Valérie** said after the last meeting the only thing left to address was the off-site improvement

agreement. They have agreed on a lump sum amount of \$7,800 instead of per lot. They have also created a common driveway, so the other residents don't have to change their addresses. They will need a common driveway easement put in place. **Randy** said there is an existing well on lot C-15-2 and they have issued a well release waiver and noted it on the plan. On lot 6 there is an existing dug well on that lot and he labeled that not in use on the plan. **Jay** said he is working on the language for the common driveway easement and it will be similar to the Barber Way easement language.

**Brendan made a motion to approve the offsite improvement agreement for case 2020-10:C-15, C-15-3 as suggested by the DPW Director in the amount of \$7,800 and to authorize Eric to sign the agreement. Chris seconded. Roll call vote Alan, Brendan, Chris, Eric, and Ron all voted yes. 5-0 yes.**

**Alan made a motion to approve case 2020-10:C-15, C-15-3: Chrystal, 6-Lot Subdivision With the following conditions of approval**

- Fees for Staff review, and meeting attendance shall be paid prior to the recording of the final plan.
- Off-Site Improvement shall be recorded prior to the recording of the final plan.
- NH DES subdivision approval number shall be added to the final plans.
- The applicant shall submit eight (8) hard copies of the final plan(s), a .pdf formal, and a permanent, reproducible Mylar.
- The applicant / representative shall provide a labeled and pre-paid mailing tube to send the final Mylar to the Registry of Deeds.
- Conditions of approval shall be printed on the final plans.

**Seconded by Ron Roll call vote Alan, Brendan, Chris, Eric, and Ron all voted yes. 5-0 yes.**

**Conceptual Discussion: Tamposi Brothers, Proposed 80-Units Workforce Housing Development (lot D-50, Route 13)**

**In attendance for this discussion Chad Branon, PE from Fieldstone Land Consulting, Joe Tamposi and Jake Tamposi applicants, Attorney Jay Leonard, Attorney Dave Tencza, and, Bruce Gilday with BAG Land Consultants.**

**Joe Tamposi** said the purpose of this meeting is to introduce the project and get some feedback. Joe had a .pdf presentation (see attached). **Joe** said in the state of New Hampshire RSA 674 section 58-61 known as the workforce housing laws section, states every municipality shall provide reasonable and realistic opportunities for the development of workforce housing, including multifamily rentals. Every municipality is responsible for providing its fair share of the regional need for workforce housing. They cannot create or use ordinance or regulations that would render workforce housing economically unviable. The reason for that is there is a pressing need for work forced housing in New Hampshire and this type of housing may not be built per market forces. This project will be a multifamily rental unit, this could be for younger people just starting out or for people who are getting older. Workforce housing is affordable meaning renters making up to 60% of the area median income will not spend more than 30% of there income on housing costs. In Brookline specifically this means 3 person households making up to \$59,940 per year, or 4-person household making up to \$66,600 per year. The majority (59%) of households earning less than \$75,000 are cost burdened or paying more than 30% of income on housing in Brookline.

Workforce housing is a solution to this because the housing rents are regulated and required not to create a cost-burden. Regulated on a perpetual way this would be long term.

Some average incomes in the State of New Hampshire are Elementary school teacher making \$59,930, Police Officer making \$58,820, Social Worker making \$54,340, Nurse making \$54,000,

Firefighter making \$47,000, EMT/Paramedic making \$37,000, or Waiter/Waitress making \$26,000 a year.

These are all the people who would benefit from workforce housing. They could live in the community that they serve in.

Brookline has a Zoning Ordinance for workforce housing Section 620. This allows workforce housing on a parcel at least 10 acres located along the Route 13 corridor. Our property is a little under 136 acres and they are proposing this project on about 58 acres as workforce housing. This will allow for large buffers along the sides of the property. Brookline's ordinance's for workforce housing development allows 5 units per multifamily building, Allows one 5-unit multifamily building per 3 acres of upland lot area, with additional bonus density possible.

To date there has been no developments built under the workforce housing zoning option at this time. This will be the first of these projects. We are also not aware of any other regulated workforce housing or income restricted housing options in Brookline currently. The reason that's important is because Brookline has a large need for this type of housing. Based on the Nashua Regional Planning Commission estimate Brookline's workforce housing needs to be 774 units as of 2017, Increasing to over 840 units in 2025. They know there have been a few accessory dwelling units permitted over the last few years but no where near the 774 units. Over 90% of the housing stock in Brookline is single family homes. Joe showed the Board a few examples of some traditional looking buildings that these units may be built to look like. Traditional Yankee thrift these will be energy efficient. They are proposing 80 units to be built in two phases of 40 units each. They know there are concerns about workforce housing this will be open to everyone but would likely attract young professionals, and smaller households. The number of school aged children in smaller rental units is significantly less than the expected number of children in conventional single-family style homes. Brookline's school enrolment has been declining over the past few years.

**Chad Branon** (Civil Engineer with Fieldstone Land Consultants) he said lot D-50 consists of 121.7 acres, it has frontage on Route 13 and wraps around Lot D-70 which consists of 4.5 acres. Lot D-70 is land locked at this time. These lots are situated on the east side of Route 13. Most of these lots are in the Residential/Agricultural district there is a small area to the south of this parcel that is in the Commercial/ Industrial Zone. Both lots are vacant and primarily wooded. They both slope towards Route 13 in a westerly direction. There are some jurisdictional wetlands toward the southern part of the property, to the east of parcel D-76 that flows toward Route 13. There is also an intermittent stream to the north of lot D-50 that runs east to west towards Route 13 also. This was field delineated by Bruce Gilday with BAG Land Consultants.

They are proposing to consolidate lot D-50 and Lot D-70 into one lot and then subdivide it almost down the middle and create two lots. The lot to the south side will be the workforce housing development consisting of 58 Acres exciding the required 3 acres per unit per the Brookline Zoning. The second lot will be vacant at this time consisting of about 68 acres. On the first lot they are proposing the workforce an 80-unit workforce project with a 600 square foot community building with around three acres per unit they are proposing some extra land and will exceed what is required. This workforce housing project will comply to the state and local workforce housing regulations. Each building will be serviced by an onsite subsystem unit. They are proposing a community well for this project. The road will be a private road about 2800 linear feet this meets the Town of Brookline Regulations. The buildings will be built 30 feet apart. This development will be situated the furthest distance from any of the abutting lots. This exceeded the 50-foot buffer. The closest building to this development is about 130 feet from this development. They are not anticipating any wetland buffer impacts. They have preformed 37 test pits so far. Those test pits have been favorable for this development. They will be anticipating for storm water management systems along the frontage of the property along Route 13. This layout has been designed to work well with the

topography and layout of the land. This plan proposes an area of land that would remain as an open space area this would be wooded and protected. This project will need extensive review by state and local levels. They are also proposing to build this in two phases 40 units in one phase and 40 unit in the second phase.

**Alan** said this will be a private road. **Chad** said yes, he believes this is required in your regulations. **Alan** asked about snow storage in the winter. **Chad** said they would show that with the application there is a lot of space along the roadway and anticipate that it would run off into the storm water system. **Ron** asked if they could speak to the community well a little bit more. **Chad** said there is not a lot known about the community well at this point, but they are in discussions with professionals. They will share information when it becomes available. **Ron** said there are lots of areas in town that are having trouble with wells and it is a major concern and topic of discussions. **Brandon** said with 80 units, 80 family's, what would be expected of the open space or recreational space that people could use. **Chad** said there is likely to be about 40 acres that the residents of this development could use but they haven't discussed details like trails etc. **Brendan** said there are two open space types for example lawn space and wooded space. **Chad** said there are no requirements in your regulations but thanks him for this concern and they will discuss further. **Alan** asked about the access onto Route 13 has there has been any thoughts as to how that might work giving that this is a 50 MPH state road. **Chad** said they will have adequate site distance and they will sit down with DOT to discuss it as part of the permitting process. **Brendan** asked about green building practices and what they might see. **Joe** said the goal would be for those houses to meet passive house standards this is one of the highest building standards. **Ron** asked what the time frame of how long this might take to get an application to the board. **Chad** said they are planning on submitting a site plan application with in the next 6 weeks or so. They have also gone before the Conservation Commission and received some feedback from them. **Alan** said giving that this is such a large project they should request a hydrogeological study to see what the impact on the water table would be in this area. **Eric** agreed. **Brendan** said one goal in town is to make things more walkable and connected so residents may not have to use a vehicle. He would like to see sidewalks proposed for this project. **Eric** said he would also request a traffic study. **Valerie** said the Board may want to ask the applicant to submit a financial impact study; what impact would this project have on Departments like Police, Fire, Ambulance, Schools, Transfer Station, Etc. **Chris** asked if these units would be available to people who work in town only. **Eric** said not necessarily for in town it is meant for regional. **Joe** said workforce housing looks at a regional aspect. **Attorney Jay Leonard** said he is working with the applicant on this project and he believes that there is no restriction as to who could live in these units; the only restriction is income and Brookline doesn't have units like these currently. The well, septic and roads will all be maintained by the owners of this project and not a town burden. **Ron** asked if the builders are going to own this project once it is completed or will they be building and sell it. **Jake Tamposi** said their intention it to own this project and have a professional management company run it. **Joe** said the third-party management company will have experience with this type of property. **Attorney Jay Leonard** said those management companies also provide the income annual report for these properties. **Ron** asked how this type of project is taxed. **Jake** said the taxes are based on market value, based on the cap rate for the property and what income the property produces. **Attorney Jay Leonard** said there is no special treatment because it is a different income it is assessed and is treated like all other private properties. **Eric** said neither the rent nor the property taxes will be subsidized by the residents. **Jake** said that is correct. **Chris** asked if there was an anticipated cost for this project. **Joe** said not at this stage. We don't have that info yet but when we do, we can share that with the Board. **Jake** said the cost of this project will be somewhere in the ballpark of \$20,000,000 or so. Apartment building are assessed a little bit differently. **Chad** said the cost will be addressed in a fiscal income study. **Chad** suggested Mark Fougere to do the fiscal impact study for this project. He understands that he works

for the Town of Brookline. He would do the study as a third party for the applicant to submit to the Town.

**Valerie** said the studies she would recommend that the Board requests to accompany the application would be a Traffic study, a well water study for quality and quantity, an environmental study, a wastewater study, and a Financial Impact study. This will allow all the departments to review these studies after the application is submitted. **Chad** said our intention is to submit a formal application and have a lot of these questions answered along with our formal submission. After a brief discussion the Board thought it may look like a conflict of interest. Although they believe Mark would be able to conduct a study with integrity, he just doesn't want the appearance of conflict of interest. The Board agreed Mark Fougere should not be the one to conduct the study.

**Eric** said just to recap they are requesting the following items to accompany the formal application:

- Financial Impact Study
- Hydrogeological Study (quality and quantity)
- Potential impact to the area
- Traffic study
- Town Departments and Schools Impact Study
- Wastewater Study
- Environmental Study

**Joe** asked if the "chats" that are coming up on this zoom meeting be a part of the public record.

**Eric** said he doesn't believe it is part of the public record only the things that are being said are part of the meeting.

**Lyndsay Machado** (72 Russell Hill Road) said she has served on the Well Water Committee she is concerned with the water in the area and doesn't feel this area has adequate water for this kind of project. **Eric** said they have asked for a hydrological study to be performed. **Michael Kimball** (19 Shady Rock Road) said this is being subdivided into two lots one 58 acres and one 68 acres, will they need to submit a 10-year plan for this property. **Eric** said they do not have to submit a 10-year plan. The Board will act on the application submitted and, in the future, if there is another plan to develop the second lot they would need to come back to the Planning Board. **Maria Bechis** (39 Pepperell Road) asked how many acres of woodland would need to be removed to develop these buildings and would they need a variance to remove the trees. **Valerie** said they would not need a variance to remove the trees. They would need to remove the trees to build the infrastructure like the street, the buildings, parking areas, well, septic etc. and there are no restrictions on this. **Maria** asked if this could be clear cut if the applicant chooses to. **Valerie** said yes, they could. **Eric Pauer** (12 Westview Road) said he is concerned about parking and the traffic; it looks like they have two parking spaces per unit, that means 160 cars coming out onto Route 13 and there is a corner by Quimby Road he would request that the Department of Transportation look into this. **Eric** said the DOT will be involved and will need to issue the applicant a permit. They will need to review this application with the state. The Board has also requested a traffic study. **Jim Rezzarday** (35 Captain Seaver Road) said he has walked this property and there are a few quarries in this area, and asked how much blasting will be done. **Valerie** said Mike Vignale (Town Engineer) will have to review this project and quarries are protected. **Judy Cook** (10 Main Street) reminded the Board that 35 years ago the well at 185 Route 13 was drilled down 1,300 feet at that location to find water. **Erich Fricke** (22 Meetinghouse Hill Road) said he has a few concerns: the potential impact be on the Transfer Station, water is a concern in town, so is electricity and bandwidth, with 80 new residential units and everyone currently working and schooling from home, will they have emergency generators at this location. **Eric** said most of these concerns will be part of the studies that are being requested by the Board. **Valerie** said when they first spoke to the applicants, they

had discussed hiring someone for trash removal for this site. The Board thanked the applicant for the presentation.

**Selectboard**

**Brendan** said the Selectboard is getting ready for Town Meeting that will be held on Saturday March 27, 2021 and on March 9<sup>th</sup>, 2021 all day voting will be held at the School on Townsend Hill Road.

**Economic Development Committee**

**Eric** said they haven't met.

**Adjourn**

**Brendan** made a motion to adjourn at 9:30 pm. **Chris** seconded. Roll call vote **Alan, Brendan, Chris, Eric, and Ron** all voted yes. 5-0 yes.

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

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

**Chris Duncan, Member** \_\_\_\_\_

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

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

**Minutes submitted by Kristen Austin**

**Next Scheduled Planning Board Meeting is March 18, 2021**