



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

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**Planning Board
Minutes - August 19, 2021**

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

Absent: Eric Pauer, Alternate

Eric B. called the meeting to order and read the hybrid Planning Board meeting.

- Any meeting attendees participating via Zoom are asked to activate the “mute” function until called upon by the chair.
- Meeting attendees via Zoom must use the “raise hand” function under the “reactions” tab to participate in the meeting – and will be permitted to comment once and if called upon by the chair.
- Anyone providing comments during the meeting must first identify their name and address.
- The “chat” function for Zoom participants will be disabled by the meeting administrator or otherwise not addressed; “chat” items will not be part of the public meeting/record.
- Meeting attendees via Zoom will not be listed as attendees in the minutes (except Board members).
- The meeting’s physical location is the official meeting room. Should technical difficulties arise with the remote portion, the meeting will continue at the physical location.

Minutes

Brendan made a motion to approve the minutes of July 15, 2021 as amended. Seconded by Ron. Vote yes 5-0.

SP#2021-E:D-3-5, Matt Goodwin Home Business” Viper Security”

Eric B. said application is for case #2021-E: D-3-5, applicant Matthew Goodwin, location 244 route 13, proposing to operate a home business “Viper Security”. The property is located in the Residential/Agricultural District. **Eric B.** said the application is complete the fees are paid, and the abutters were notified.

Chris made motion to accept application SP#2021-E:D-3-5. Ron seconded. Vote yes 5-0.

Matt said he had to step away from the last business due to COVID. He will run this business just like the other business. out of his house. This will not take up any more space than his previous application and there will be no visitors to the house. He is just doing something a little different. **Valérie** said this is similar to the application that Matt filled out last year, just a different product. If he would like to change the sign, he needs to use the same square footage as the previous sign. **Eric B.** said just to clarify no one will be visiting the property. **Matt** said that is correct. **Eric B.** read the conditions of approval from the Staff Report:

- Fees for Staff application review and meeting(s) attendance shall be paid within a month of approval.

- If the applicant intends to replace the existing sign, no permit will be necessary as long as the size stay the same as the previously approved one. Only one sign on the property.
- The applicant shall discuss any changes to his activities with town Staff to ensure compliance with the regulations.

Alan made a motion to approve application SP#2021-E:D-3-5 with the conditions of approval just listed. Brendan seconded. Vote yes 5-0.

2021-5:G-40, Clarence Farwell, 2-Lot Subdivision, Off Russel Hill Road

Present: Tobin Farwell, Engineer representing the applicant, Jerry Farwell, resident.

Eric B. said the application is complete abutters have been notified, and fees have been paid. **Eric B.** read the waiver request which states Farwell Engineering Services LLC is requesting a waiver from the subdivision regulation on behalf of the landowner: *"We are requesting relief from appendix A "Road Construction Specifications" Section A.7 Monument's paragraph a. Monuments*

- Monuments shall be installed on both sides of the right of way, at all street intersections, at all points of change of direction or curvature of street and at other points where in the opinion of the board, permanent monuments are necessary. Such monuments shall be of granite or reinforced concrete not less than four (4) inches square and not less than four (4) feet long set flush with the finish grade. When surface ledge is encountered , a one (1) foot by three quarter inch (1"x 3/4") iron pen inserted in the ledge may be substituted.*

We are unable to set monuments at the edge of the ROW as the road straddles the ROW line. We are proposing to set monuments at the edge of the slope grading and road easement. We appreciate your consideration in this matter. If you have any questions or comments please give me a call. "

Brendan made a motion to grant the waiver request of the monument location due to the fact that the road straddles the right of way line. The monument will be set at the edge of the slope grading and road easement. Alan seconded. Vote yes 5-0.

They have also requested a waiver from Subdivision Regulations section 4.6.05 k. **Eric B.** read the request: *"Farwell Engineering Services, LLC is requesting a waiver from subdivision regulations on behalf of the landowner. Subdivision regulation 4.605k – HISS. High Intensity Soil Survey is required per the subdivision regulations. We request a waiver to this requirement given the lot sizes are greater than 6 acres. Wetlands on site have been delineated by a certified soils scientist."*

Chris said he doesn't understand the hardship. **Eric B.** said it doesn't seem necessary for this two-lot subdivision. **Alan** said doing this for a twenty-lot subdivision would make sense but not for this two-lot subdivision in a preexisting subdivision. **Tobin** said they have the county information. **Ron** asked how good that information is. **Tobin** said the state relies on that information.

Brendan made a motion to grant the waiver request from Subdivision regulation 4.605k – High Intensity Soil Survey due to the lot size. Ron seconded. Vote in the affirmative 4 yes votes -1 no vote from Chris.

Chris said seeing as this area has been a hard-hit area for water issues and subdivisions, should they wait until the new committees were finished with their findings before they decide on this. **Tobin** said that doesn't have anything to do with the acceptance of this plan. **Alan** said it will start the clock. the board has 60 days from acceptance to approve or deny a plan. **Alan** said the moratorium is specific to schools and not to the water issue.

Acceptance: Alan made a motion to accept plan 2021-5:G-40. Ron seconded. Vote yes 5-0.

Tobin said this lot is 14.6 acres. They are proposing two back lots: one will have 58 ft of frontage and the second will 46 ft of frontage. The original subdivision was done in 2007. The driveway will be a common driveway and they have decided the name of the driveway will be Carlson Way. (**Note:** this was reviewed and approved by the Emergency Management/E-911). They have dug test pits and he did a site walk to make sure nothing has changed on this lot. These lots will be greater than 5 acres and they do not need state subdivision approval. The stump dump is undetermined currently. **Jerry** said they may just grind up the stumps and remove them from the property entirely. **Valérie** said Mike Vignale (Town Engineer) had two comments:

- 1. The revised design includes a driveway culvert internal to the site that maintains stormwater flow patterns to approximate existing conditions and reduces the flow to Russell Hill Road. Accordingly, the drainage design for the driveway is appropriate for this site.*
- 2. Verify that the culvert by Russell Hill Road has the required hydraulic capacity for a 25-year storm per the Subdivision Regulations."*

Valérie said the location of the stop and the street name signs will need to be listed on the final plan. **Tobin** said they will add the locations to the final plan. **Brendan** said it looks like the BPW comments are still pending. **Valérie** said she hasn't received an update from him yet, but he said he was going to speak directly with Tobin and Jerry to discuss off-site improvement.

Alan said the Fire Departments comment was: *"The plan currently depicts that the distance from the water hole located on West Hill as 1,764' to the beginning of the common driveway. If the building is not within the town regulated 2,500' maximum of a water hole, additional fire protection will need to be provided."*

Tobin said he will add a note to the plan. **Chris** said just so everyone is clear, the area depicted on the plan shows that a house, septic and well can be placed on these lots but that doesn't mean they will be built in these locations.

Alan said the Conservation Commission would like to see a water study done but they weren't specific about what kind of water study. **Jerry Farwell** said they can dig a well tomorrow on the original lot G-40; they are only going to be adding one more well with this plan and asked the Board if they required a water study for across the street. **Chris** said yes, they did a water study for the West Hill area. **Steve** said that study is on the Brookline website under the Planning Board. **Tobin** asked if they wanted them to dig a well to test the amount of water in the area. **Graham Loff** (abutter, 90 Russel Hill Road) said water is a big deal in this area. he would be happy with a water report. He asked if there would be a streetlight at the end of this common driveway. **Eric B.** said no; he doesn't believe there will need to be a streetlight. **Sandra Stronkowski** (abutter, 88 Russell Hill Road) said she is very concerned with the wells in this area. Her well is very low and to hear that there will be two more going in in this area is a concern. Regarding the drainage that they had discussed earlier, she asked if that would also be draining onto her property like it does now. **Tobin** said no; they will add a culvert and it will fix the drainage issue on her property. The two new wells will be set further back away from the existing wells in this area. **Sandra** said with the moratorium in place, will they be able to build once this plan is approved. **Alan** said Lot G-40 is a lot of record and they could pull a building permit for that lot now if they wanted to. They would not be able to pull a building permit for the newly created lot because it was created after the moratorium.

Chris said to Tobin: you said the existing wells would have little impact because they are further away, but you can't guarantee that the locations of the wells may not be placed in this area that could be moved. **Tobin** said he would add a note to the plan that states they will need to be so many feet from The property line. **Alan** said a hydro-geological study will answer those questions. **Ron** said they can't dictate where the house, septic and well go. **Alan** said that's correct. **Chris** said he wanted to clarify for the folks that don't see this every day. **Tobin** said he would rather be a problem solver instead of creating problems; he is willing to add a note to the plan that states it could be placed within so many feet from the property lines. **Eric B.** said someone else would be could be the owner at a later date and the well could be moved to a different location. **Tobin** agreed to the hydro-geological study. **Sandra** asked when the hydro-geological study will come out and will it be available to the public. **Eric B.** said the report will be available to the board to be discussed in a meeting and will be available to the public if the owners agree to release it. **Tobin** said absolutely; will allow the neighbors to review it.

Graham asked if this application will be limited to a single-family house and not something like a bed and breakfast. **Alan** said if it was a bed and breakfast they would have to come before the Planning Board. **Scott** asked if they could have a duplex on these lots. **Eric B.** read the duplex ordinance and stated that they need double the acreage. **Jerry** said the original lot could handle a duplex if it wasn't subdivided. **Alan** Suggested they continue the case until they receive the results of the hydro-geological study. **Brendan** said they also need comments from the BPW. **Valérie** asked if Tobin would reach out to the BPW regarding the off-site improvements. **Tobin** agreed.

Alan made a motion to continue case 2021-5:G-40 until the September 16th, 2021 Planning Board meeting. Chris seconds. Vote yes 5-0.

Public Hearing: Subdivision Regulations

Eric B. B. opened the public hearing. The Board had a brief discussion and reviewed the posted changes to the regulations. There were no comments / questions from the public.

Alan made a motion to close the public hearing. Ron seconded. vote yes 5-0.

Alan made a motion to adopt the subdivision regulations as amended. Brendan seconded. Vote yes 5-0.

School & Town Services Study Committee: Update

Scott said they are trying put together potential zoning changes to be reviewed with the Planning Board. They have four proposed changes that they are looking to submit to the Planning Board meeting. The Board agreed to hold a work session on September 2nd, 2021 at 7:00pm.

Well-Water Committee: Update

Dennis handed out a draft copy of a revised charter for the well water committee to the Board. He explained that they will be holding their meetings on the second Thursday of every month. At the last meeting they thought it was more important to create a charter and they would elect a chair and vice chair at the next meeting. He said they also had a call in from Lindsay Machado she would like to be a part of the new well water committee again. **Dennis** reviewed the new charter with the Board.

Brendan said he believes that they already voted in a charter for the well water committee in May. Seeing as they just received the email with the revised charter information at 6:30 pm today, they would need more notice to review something before making a decision.

2021 Capital Improvement Committee: Update

Alan said he is almost finished the first draft of the CIP. The goal is to have the first draft out by the end of the weekend.

Adjourn

Brendan made a motion to adjourn at 9:45 pm. Chris seconded. Vote yes 5-0.

Eric B. Bernstein, Co-chair _____

Alan Rosenberg, Co-chair _____

Ron Pelletier, Member _____

Chris Duncan, Member _____

Brendan Denehy, Selectboard Representative _____

Minutes submitted by Kristen Austin

Next Regular Scheduled Planning Board Meeting is September 16, 2021