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

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**Planning Board
Minutes
November 4, 2021**

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

Alan called the meeting to order and read the rules for a hybrid 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.

Social Media Policy

Brendan said the goal of the Social Media Policy is to remind board members that they represent beyond themselves when they volunteer to be a part of a board, they should be mindful of posting on social media. For example, he had posted a comment earlier today but added that he wasn’t speaking as a board member he was speaking for himself only. The Policy suggests that you add a sentence that states you are speaking for yourself personally and not for a board.

Discussion with the School Superintendent Andy Corey

Andy said he is the superintendent for the SAU 421 which cover the Hollis Brookline and the and the Co-op. As the Planning Board is aware, they had started a study about a year ago to go over space constraints and enrollment growth. They have been working with the facilities committee formed by the school board and a company known as EEI that reviewed both architectural and infrastructure needs for the schools.

The Architects and Engineers have discovered that the schools need the following:

RMMS (Richard Maghakian Memorial School)

Overall lack of space for educational needs, there are needed ADA and code upgrade, the building lacks a fire suppression system, they have three inefficient boiler plants they are basically residential boilers in a commercial building, the ventilation system is at the end of its life, there is no elevator ADA access to the lower level, the main office is separated from the main entrance which is a security risk, lacks one kitchen and a dedicated cafeteria.

CSDA (Captain Samuel Douglas Academy)

Relies on modular classrooms because the space inside the building is strained, they were purchased 20 years ago with the intent of going away thinking they would go away at some point and that hasn't happened, the HVAC controls and fire alarm systems are nearing the end of their lives, the HVAC doesn't allow for a dehumidification or recommended ash air filtration, the building has inefficient florescent lighting, the cafeteria is undersized for student use, and the building lacks a sprinkler system.

This year to provide the needed space for students, they divided the library in half and for the first time they have used the two rooms on the lower level for classrooms. They normally use them for the after school program. Projections under NESDEC the library will become 2 full classrooms at someone point, art and music will be moved to a cart.

The School Board is looking at a phased in proposal to upgrade the infrastructure components. They will be looking into building flexible education space on the basketball court at RMMS and at CSDA the modular classrooms will be removed, and a three-classroom addition will be built toward the playground side.

At CSDA the goal is to finally eliminate the two modular classrooms, located on Route 13 side of the building, the proposed addition of three classroom would go to it's a playground side of the building. We have completed a similar project in the town of Hollis over the last three and a half years. What we have been able to do is take two very aging buildings and provide a decade of useful life. Just to give you an example in Amherst they are proposing that brand new elementary school for 500 students that price tag is \$55 million. As you know building construction has gone through the roof, so the school board is working with our facilities committee and the architects next week to kind of identify the priorities and shrink down the cost items which have been projected between \$11 and \$17 million.

Alan said the maintenance, although necessary, is not related to growth management.

Alan said so as far as growth they are talking a large flexible classroom addition to RMMS and a three room addition to CSDA. **Andrew** said they had a short amount of time a ten-week window for construction and upgrades and they will need to phase in projects overtime anyways.

Growth Management Ordinance

Peter D'Agostino read through the suggested changes after the last meeting.

Well & Water Ordinance

Peter said that this may be a town ordinance, not a zoning ordinance so they will start to work on this when they are finished with the Zoning Ordinance Proposed Changes. There is a time frame on the Zoning Changes but not on the Town Ordinance suggestions.

Workforce Housing Ordinance

Peter said there were no updates for this.

Public Comments

George Razzaboni said everyone is so quick to blame everything on new constructions. It is not. They put 4 new kids in the schools out of the 6 houses that they sold last year. It's the overturn that is to blame also. Older couples who are selling their houses to younger couple with school age kids. **Peter** said they included that data in the report the School Board calls them plus ups. **Laura Chandler** (6 Wildwood Drive) we have been selling to people who do not have children. We are looking at a huge difference here.

Bob Parodi (11 Conneck Road) asked if we know what the impact fees are to offset this cost. The total that they have in town to offset the cost. Looking for totals at some point. We need to determine how many of the lots left are vested. He would be interested in going back to the Growth Management schedule that they used before as the schedule made more sense.

Adjourn

Brendan made a motion to adjourn the meeting at 9:25pm. Chris seconded. Vote yes 5-0.

Alan Rosenberg, Co-chair _____

Eric Bernstein, Co-chair ----- _____

Ron Pelletier, Member -----

Chris Duncan, Member _____

Brendan Denehy, Selectboard Representative -----

Minutes submitted by Kristen Austin.

Next scheduled Planning Board Meeting will be November 18, 2021