



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

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**PLANNING BOARD MEETING
Minutes
May 19, 2016**

Present: Eric Bernstein, Co-Chair (voting)
Alan Rosenberg, Co-Chair (voting)
Richard Randlett, Member (voting)
Ron Pelletier, Member (voting)
Jill Adams, Alternate
Valérie Rearick, Town Planner

Absent: Brendan Denehy, Selectboard Representative

Minutes

Richard moved to approve the minutes of the April 21, 2016 Planning Board Meeting Minutes as written. Eric seconded. Vote yes 4-0.

Quigley Way case# 2014-6: K-28-1, 2&5- Common Driveway Acceptance

Alan said the Town Engineer has reviewed Quigley Way. He stated in his letter that the driveway has been paved for the full length and all areas appear to have been hydro-seeded and mulched. While the grass has not yet started to grow, he believes that the driveway construction on this project is now complete. He expects most areas to be supporting a stand of grass by the end of the summer. All rip rap is in place and the house on lot K-28-14 is nearly completed. There are still a few grade stakes and silt fences in place. The grade stakes can be removed but until all areas have a full stand of vegetation the silt fencing should remain in place. The Town Engineer has recommended that the Board accept Quigley Way as a completed common driveway.

Eric made a motion that the Board accepts the common driveway for Case 2014-6:K-28-1,2 & 5 Quigley Way. Ron seconded. Vote yes 4-0.

Joseph Gulla, Conceptual Discussion: Development of Commercial/ Industrial property located at 67 Route 13, Lot K-23-3.

Joe said he has lived in Hollis for 16 years. He currently has a small machine shop in Amherst NH. He is looking to expand and has been looking around this area. Lot K-23-3 located on Route 13 in the Commercial/ Industrial zone would be a great place to build a building he could move his shop into and allow him to expand his business and also allow for rental income for himself and for people to have a place to rent that would support a small business. He handed a building

plan to the Board and a plan showing where the new building and parking area would be located. He has also included one driveway to enter and one driveway to exit. He would need to find out what would work best in this area. He would like to build a building with 8 bays 30 feet wide by 60 feet deep, 60 x 240 total building area. He doesn't like the block style building and would build something that would fit this area. It would be nice to get a doctor's office in this building something that would do well in the town. He said this building will consist of 4 foot frost walls, 6 inch thick concrete floors, 2x6 walls, and building height not to exceed 17 feet, there will be a common hall way for back egress, and a foyer in the front. The back will not have loading docks it will all be ground level with garage doors for deliveries. There will be angle parking in the front also parking for employees in the back and on the sides of the building. The land has a slope to it and he would like to build the building with the slope. He will add a fence to the back of the property to buffer the residences behind this lot. There will be fire rated sheet rock between bays. He would also like each bay to be load bearing this would be safer especially in the winter. **Joe** asked about fire suppression. **Alan** said he would need to speak with the Fire Department to get details for that. **Valérie** explained that once his plan is submitted with an application to the Planning Board they will get comments from all other departments and he will be able to address each issue before he comes to the Planning Board to discuss the final plan. The Board agreed this was a great fit for this location.

Public Hearing Bed and Breakfast Provisions to the NRSP Regulations

Alan read the public hearing notice for the Non-residential site plan Regulations Amendments: Bed & Breakfast application: submission requirements, review checklist, and fees. **Valérie** said there were some very minor changes at the last meeting and explained them all to the Board. The Board agreed with the changes. **Eric made a motion to approve the changes made to the Non-residential Site Plan Regulations as presented at this public hearing. Richard seconded. Vote yes 4-0.**

ADU Discussion SB 146

Eric said SB 146 was signed into law by the governor and will be effective as of 6/1/2017. He would like the Board to review our section 2000 of the Brookline Zoning Ordinance and see if there or any changes that will need to be made due to this new ruling for Accessory Dwelling units. **Alan** read section 2002.08 "The above grade gross living area of the principal dwelling shall not be reduced to less than 1200 square feet." **Eric** agreed this may need to be changed SB 146 states "the sizes for an accessory dwelling unit, provided that size may not be restricted to less than 750 square feet." **Eric** said he will contact Peter Cook and Webb Scales to start meeting again to update Section 2002 of the Zoning Ordinance. **Eric** said Dana is no longer with the Planning Board does anyone else want to volunteer from the Planning Board to help with this update.

Jill said with her work experience in the private sector she could be of some help with this. **Eric** thanked Jill for volunteering.

Committee Updates

Capital Improvements Committee

Alan said he will have the letters ready in June and will forward them to Valérie to be sent out to all departments for July. **Eric** asked if there was anything the Planning board could do seeing as

this has been a one person committee for the past year. **Alan** said the projects that came through last year have all been the same as previous years. He believes that between himself and Valérie they should be able to handle the paperwork but maybe they could review the submissions at the Planning Board meetings.

Economic Development Committee

Valérie said she doesn't have much to update. She is still working on the newsletter it will be about 10 pages this time. The EDC will meet next Tuesday May 24th 2016 to review the newsletter before sending it out.

Sidewalks and Trails Committee

Alan said the Selectboard has formed a sidewalks and trails committee they are trying to schedule the first meeting in June.

Richard made a motion to adjourn at 8:05 pm. Jill seconded. Vote yes 4-0.

Eric Bernstein, Co-Chair _____

Alan Rosenberg, Co-Chair, _____

Richard Randlett, Member _____

Ron Pelletier, Member, _____

The next Regular Planning Board meeting will be June 16, 2016.

Minutes submitted by Kristen Austin.