



TOWN OF
BROOKLINE, NEW HAMPSHIRE
PLANNING BOARD

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Minutes
Planning Board
Thursday March 1st, 2007

Present: Richard Randlett, Co-Chair, Voting
Michele Hakala, Co-Chair, Voting
Laura Libby, Member, Voting
Alan Rosenberg, Member, Voting
Frank Lukovits, Selectmen Representative, Voting
Angela Vincent, NRPC
Valérie Maurer, Secretary

7:20 pm – Richard opened the meeting.

Minutes

Laura moved to approve the February 15th, 2007 minutes. Seconded by Alan. Voted YES 4-0.
Michele abstained.

Mark Archambault, Nashua River Watershed Association

Mark attended the meeting to make a PowerPoint presentation on Low Impact Developments (LID). Members of the Conservation Commission who already looked that the presentation though that the Planning Board would be interested.

The purpose of LID is to minimize impacts on water resources and infrastructure by preventing erosions and pollution. Mark said that the municipalities could have some regulations to try to treat groundwater for each house lots. Richard said that it would be a private owner's decision, not a town's decision. Mark added that there might be some way to encourage home owners to use new techniques when paving their driveway using permeable paving (paving stones - reinforced turf - porous asphalt) that would reduce the runoff. These materials or techniques would not be recommended for large commercial areas because of the high traffic.

Mark said that the new method of waste water management had been put to good use at Pennichuck Square using stormwater planters and bio-retention treatment, infiltration and landscaping. The stormwater is being treated before going back in the ground water.

Laura said that the landscape / design standards could be updated with this. Alan added that this would help keeping the rural character of an area. Mark said that he could meet with Angie and go over regulations to come up with design guidelines.

Angie said that the State is currently working on developing a model stormwater ordinance. This should be available to all communities around May 2007.

Mark said that a new site development in Townsend, Massachusetts are using this new technology. He did not know where exactly but would let the Board know. Richard asked Mark to get back to Valerie

and let her know where it is located. It could be interesting to go on the site and see what type of work is being done.

Michele said that she would like to have more information about the longevity of this type of plan and who would be in charge of the maintenance. Michele added that instead of putting anything into the regulations, she would prefer having guidelines for the developers.

The Board also questioned the cost of using these techniques. Mark said that it would not be more expensive than any other design. Richard said that it looks like such stormwater techniques and design would require a lot of engineering. Mark said that it would look into it and would get back to the Board with more information on cost, maintenance and longevity. The Board thanked Mark for the informative presentation.

A print out of the presentation will be kept with these minutes.

CASES REVIEW

Case # 2007-1:F-92, Noury 2-lot Subdivision, Springvale Avenue

The Board received a request from Jeffrey Merritt, Project Manager for Keach-Nordstrom Assoc., Inc. to continue the hearing at the March 22nd, 2007 meeting. The reason of the request is that the applicant wants to address the comments from the Town Engineer listed in his report dated February 27, 2007. In addition the Road Agent had not supplied the Board or the applicant with comments regarding the drainage on Springvale Avenue.

7:55 pm – Motion

Alan moved to continue the hearing for the case # 2007-1:F-92 at the March 22nd, 2007. Seconded by Laura. Voted YES 5-0.

Laureen MacLean – Summer Program (home business) – Conceptual

Laureen has been running a home business for a few years now. It is a farming summer program known as Winterberry Farm. Since the case was approved, the property has been subdivided and road is being built. Last year, Laureen appeared in front of the Board because of one provision printed on the final subdivision plan that states that “a new approved site plan will be required after road or lot construction has begun.” In the spring of 2006, the road work was limited to the end of the road where the hammerhead is located and the Board agreed on letting Laureen run her program with the condition that there would not be any work done when the children are on the site.

This year the situation is different because the whole road is being worked on and houses are being built. Laureen explained what the plan for selling building lots was and lengthy discussed with the Board about security when running the program. The house, the barn and the fire pond are now on 3 separate lots and the children will have to cross the road to access the fire pond or the barn to go take care of animals.

Michele said that there were other daycare programs in town; often these children have to cross roads, for example, to access Lake Potanipo. Other item was for the Board to know what the legality was of having a home business using 3 different lots. Town Counsel will be consulted on this.

Laureen said that she already met with Angie and Valerie who gave her all the necessary paperwork. She will fill out a new application for home business. Because every created lot in the subdivision was recorded under a different owner’s name, a separate certified letter will have to be mailed for each lot. Michele advised Laureen to wait before she advertises her summer program until the Board gets Bill Drescher’s comments. Meanwhile, Laureen was told that she did not have to wait for legal advice to be

received to start working on her application and that she would be put on the agenda 30 days after the application is filed.

OTHER BUSINESS

The Board reminded everyone that the next regular meeting will be held on March 22nd instead of the 15th. Also, the Board will meet at CSDA on Wednesday March 14th, 2007 right before Town Meeting to make recommendations to appoint members and alternates. The Board will elect its Officers at the March 22nd, 2007 meeting.

8:35 pm – Richard moved to adjourn the meeting. Seconded by Laura. Voted YES 5-0.

Next Meeting will be held on March 22nd, 2007
Minutes Submitted by Valérie D. Maurer, Secretary