



TOWN OF
BROOKLINE, NEW HAMPSHIRE

PLANNING BOARD

P.O. BOX 360 – 1 Main Street
BROOKLINE, NH 03033-0360

<http://www.brookline.nh.us>

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

PLANNING BOARD MEETING

Minutes
August 16th, 2007

Present: Michele Hakala , Chair, Voting
Alan Rosenberg, Co-Chair, Voting
Clarence Farwell, Selectmen's Representative, Voting
Richard Randlett, Member, Voting (left at 8:40)
Mike Papadimatos, Alternate (arrived at 7:25, voting for Laura)
Valérie Maurer, Town Planner

Absent: Laura Libby, member, Ron Pelletier, Alternate, Webb Scales, Alternate.

Also Present: Mark Archambault, Stella Lensing, Randy Haight (Meridian Land Services), Nathan Chamberlin (Meridian Land Services), Dennis LaBombard (LaBombard Engineering), Roger Skillings, Jack Flanagan (4 Sawtelle Rd), Mike and Jean Dreyer (5 Sawtelle Rd), Phil Jackson (11 Sawtelle Rd), Keith Adamyk (Adamyk Homes), Frank Lukovits.

7:00PM Michele opened the meeting. Alan had one correction for the minutes. **Richard motioned to approve the minutes from the August 2nd 2007 meeting as amended. Seconded by Alan. Vote yes 4-0.**

Low Impact Development, Mark Archambault & Stella Lensing

Mark and Stella handed out copies of their work. **Mark** said his was an advisory document. If you ever wanted to update the regulations, you could use this as a guide. **Mark** said this case study was focused on Brookline because the Nissitissit River runs through town and it is in pristine condition. This information can be used or not it is up to the Town. The appendix is a draft set of regulations and it is geared more towards the frequent storms we have been having not necessarily the 100 year flood.

Stella went through the document she put together about low impact development and storm water management for the Town of Brookline. **Stella** said there are simple things like how to remove water from road and purify the water along the way. **Stella** said there is a plant list that can be used for landscaping to satisfy storm water run off.

Michele said she did not see a definition section. **Stella** said there are some definitions in section 11 but I can add a definition section in the front. **Michele** asked if they would be able to get a hold of her through Mark when she went back to school. **Mark** said yes. **Stella** said any feedback you give would be greatly appreciated. **Michele** asked Valerie to put this item on an agenda so they can take a closer look at it.

7:25pm Mike arrived and Michele asked him to vote for Laura. Mike agreed.

7:25PM 2006-2:H-75, HOP, Continued

Valerie asked Randy if anything had changed on this plan. **Randy** said no Keith and Phil Jackson are negotiating an easement agreement. **Clarence** asked Randy an agreement had been made. **Randy** said not that he had heard. **Randy** said their lawyers were talking it out together. Keith arrived at the meeting and Randy asked him if they were close in reaching an agreement. **Keith** said yes they were close. They were going to continue the discussion here tonight. **Randy** said today is the last day of the extension so we are asking for another extension. **Valerie** said the town will not be liable for the wellhead and piping. This should be written out in more detail as a condition of approval. **Randy** said it is already in Condominium Documents. **Valerie** said she could not find anything that specifically stated the town would not be liable and would like a note on the final plan as well. **Randy** said that could be done he will discuss it with Town Counsel. **Valerie** said Town Counsel is reviewing and speaking with KKM Investments Lawyer about the condominium documents. **Michele** asked Valerie to contact Town Counsel and have him add in the Town will not be liable for the wellhead or the piping. **Valerie** said ok. **Valerie** asked Randy if he could look into taking out Detention Basin 2. **Randy** said he would look into it. **Michele** Read the Note from Frank Lukovits it stated " My latest concern may be a moot point as I believe the applicant had said during the last meeting that the common driveway labeled "Waterville Way" was going to be moved from its present location shown on the plan crossing Lot H-41-3. If the applicant is still proposing a common driveway across H-41-3, I would ask the Board to consider the fact that the entrance to that common driveway would also be crossing through a 50' site perimeter buffer. As the Board is well aware, I have had strong feelings on what I feel (with support from Town Counsel) are proposed violations of this 50' site perimeter buffer by the proposed placement of several detention basins. The placement of a common driveway, in my opinion, would be an even far stronger violation of this ordinance and would ask that the Board not allow this as proposed." **Randy** said he understands that but actual grading for road is all contained where the driveway is and there is an easement in place on the recorded plan. **Michele** said she has not seen the wording on that easement. **Randy** said the document does not exist until plan is developed. **Valerie** said even if the document is not recorded there should still be wording proposed to the town before the plan is approved. On the plan, it says proposed easement. **Randy** said because the plan is recorded the easement exists. **Clarence** asked if the easement is on the deed for the driveway that Waterville Way runs through. **Randy** said yes the deed mentions the plan and the easements are on the plan. **Randy** said if the easement is on the plan and the plan is recorded, the easement exists. The wording for the easement does not exist until after it is built and in place. **Alan** said that theoretically you could want to do something, create an easement and construct or build it then create the wording for the easement after the work is finished. **Randy** said yes that is correct. **Randy** said they are on the plan for a purpose and the Town will have rights to them after the work is completed. **Michele** asked if there is another option for Waterville Way why are we still considering going thru lot H-41-3. **Alan** said you could get four units off a common driveway. **Alan** asked if that was an ordinance or a regulation. **Valerie** said it is an ordinance. **Frank** said you have to look at the intent. There is a difference between a slope and grading easement and a driveway easement. **Valerie** said the 50ft buffer is to provide a buffer between the development and the surrounding lots.

Michele said she would take questions from the audience. **Jack** read section 2203.02 (3) "Site Perimeter Buffer: Each development must be situated within a permanently protected undeveloped site perimeter buffer, identified on the site plan, not less than 50 feet wide, which, unless it is already wooded and satisfactory to the Planning Board, must be planted and landscaped so as to provide a visual barrier between the development and adjacent properties. The Planning Board may require additional buffer width where unique circumstances of an abutting use or property warrant. The site perimeter buffer shall count towards the required minimum protected open space". **Jack** said it has already been cleared for slope. The driveway is not contemplated on that buffer. If you move the driveway it would be sloped too

much and the developer will lose two units if it's not a common driveway. **Michele** asked Randy if they did not reach an agreement could you move Waterville Way. **Randy** said yes we would. **Frank** said this issue is with the 50 ft buffer and is solely with detention buffer. **Michele** said the Planning Board has not talked about the road going through the 50 ft buffer tonight. **Michele** asked the Board members what their thoughts were about allowing this. **Alan** said there is a difference between slope and drainage where everything will grow back and a driveway easement where they will pave and nothing will grow back. **Alan** said he is not in favor. **Clarence** said he doesn't have any issues with it. **Richard** said he didn't have a problem with it. **Mike** said he had no problem with it. **Michele** said she agreed with Alan and was not in favor. **Clarence motioned to extend case 2006-2:H-75 until the September 20th 2007 Planning Board meeting. Seconded by Alan. Vote yes 5-0.**

Valerie asked Randy if he could come back on September 6th with this case. **Randy** said yes.

8:00PM NRSP # 2007-D:C-42 – Route 13 Ventures, LLC. Skillings

Nathan Chamberlin from Meridian said this is a non-residential site plan where the old Tapply Lumber Yard was. Mr. Skillings would like to move his business from Hollis to Brookline. They are proposing a mixed-use development. All the buildings have been torn down except one. One building is being used for vehicle maintenance. **Nathan** said Mr. Skillings would like to realign the end of Quimby Road so the trucks can take a right onto Route 13. Right now, they have to go down the residential part of Quimby road and Mr. Skillings would like to avoid that. We have submitted the paperwork for approval from the State. **Nathan** said the DOT had some comments that he is addressing.

Nathan said this development would consist of an office and warehouse facilities. **Nathan** said they are proposing another light industrial building for future expansion or to lease, 90 self-storage units, and a proposed bank. **Nathan** said this is mostly in the aquifer protection district. **Nathan** said they are proposing a minor 2900 square foot wetland impact for access around the buildings. **Nathan** said the site currently drains to the back of the lot we will continue that. We completed a storm water study on this lot. What we are proposing with the landscaping plans will reduce the amount of runoff. **Nathan** said Dennis LaBombard has reviewed the plan and is now satisfied. The lighting will be a shoe box down cast design to light the parking lot, flood lights for the back of the buildings, and security lights on the buildings. **Nathan** said the landscape plans are also included in plans. **Valerie** asked for additional landscaping toward the road. The Board discussed what will be planted around the site with Nathan. **Clarence** asked if the existing building would remain on site. **Nathan** said yes the vehicle maintenance will remain there. **Nathan** said the building by the road will be removed at some point.

Nathan said there will be on site well and septic, one well for whole site and two septic systems the bank to have its own system.

Richard asked if the future addition to the building is for Skillings. **Nathan** said no this will be for a tenant. **Michele** asked if they had a tenant already in mind. **Nathan** said no. **Valerie** said the hours of operation should also be on plans for Skillings, the storage units, the tenant's hours, and the banks hours of operation should all be included on the site plan.

Valerie handed Nathan the letter from the Fire Department. **Valerie** said the Fire Department is requesting three Knox Box's and a note on the plan in reference to. **Nathan** said they could do that. **Valerie** asked the Board if they wanted to set up a site walk. The Conservation Commission has written a letter about the conditional use approval for covering more than 15% of the site with an impervious surface; they have requested a site walk before they give a recommendation. **Alan motioned to except application for case number 2007-D:C-42. Seconded by Clarence. Vote yes 5-0.**

Michele asked if the State has requested a traffic study. **Nathan** said no. **Alan** said it not going to be like a large housing development with all the traffic. **Valerie** said she didn't think they will generate a large traffic impact. **Clarence** asked if it is all in the industrial / commercial zone. **Randy** said yes the line was moved last March. **Alan** said they should make a finding that a traffic study is not needed.

Alan motioned that in regards to case 2007-D:C-42 and due to the nature of the proposal this will not create a traffic impact. Seconded by Richard. Vote yes 5-0.

Alan asked if the lights would be on all night. **Nathan** said only the safety lights. **Michele** asked if the storage units would have separate hours of operation. **Nathan** said the units would be open 24 hours; you will need a key card to get into the gated area surrounding the units. **Nathan** said the storage units will have photometric lighting. **Valerie** said she would like the construction hours for this development on the site plan. **Nathan** said they would come up with hours and put those on the plan as well. **Valerie** asked if they want to phase this development, we could set something up. **Michele** asked if they could come up with a schedule. **Randy** said yes we will need a finding from the Planning Board to figure out what the parameters of the conditional use permit are first. **Michele** said the Planning Board should let the Conservation Commission pick the date of the site walk. **Valerie** said she would propose two dates Sunday August 26th at 5:00pm and Monday August the 27th at 6:30pm. **Valerie** said she will email the Conservation Commission and find out what is the best date for them. **Randy** said once they figured out the date of the site walk could you let us know. **Valerie** said yes. **Michele** said we should hold off on a finding until the Conservation Commission has had a chance to give a recommendation.

Valerie said if you could put the dumpster placements and snow placements on the plans. **Nathan** said the snow will be put around the perimeter of the site. **Valerie** said considering the size of this plan we would like it to be recorded at the Registry of Deeds. **Valerie** asked about containment of fluids in the vehicle maintenance building. **Steve Skillings** said all containers for the storage of fluids have been inspected by the Fire Department. **Valerie** said for the large trucks there should be a way around the property so they are not passing each other. Large trucks and the delivery truck as well. **Nathan** said the trucks will go down around the back of the building right off Route 13 once they realign the road. **Clarence** said on plan page numbered sp-1 note 5, did you have to get a curb cut for back entrance. **Randy** said yes. **Alan** said is September 6th to soon for the next meeting. **Nathan** said that is ok. **Alan moves to continue case 2007-D:C-42 to the September 6th 2007 Planning Board meeting. Seconded by Richard Vote yes 5-0.**

8:40 PM Richard excused himself from the meeting.

8:40PM General Business

The Board reviewed the changes made to the Subdivision Regulations in the previous meeting. They made a few more changes. Valerie will update and the board will review again. The Board decided to have an extra meeting this month to review the regulations and ordinances. This meeting will be held on Thursday August 23rd 2007 at 7:00 in the meeting room.

9:25 PM Clarence motioned to adjourn the meeting. Seconded by Mike. Vote Yes 4-0.

The next Planning Board meeting will be on Thursday, September 6th, 2007.

Minutes were submitted by Kristen Austin.