



**TOWN OF
BROOKLINE, NEW HAMPSHIRE**

PLANNING BOARD

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**PLANNING BOARD MEETING
Minutes
December 17, 2009**

**Present: Michele Hakala, Co-Chair
Alan Rosenberg, Co-Chair, Voting
Richard Randlett, Member, Voting
Kevin Gorgoglione, Selectmen's Representative, Voting (arrived at 7:30)
Ron Pelletier, Member, Voting
Paul Anderson, Alternate
Dana MacAllister, Alternate
Valérie Maurer, Town Planner**

Absent: Mike Papadimatos, Alternate

Minutes

**Alan moved to approve the minutes of October 1, 2009 as written. Seconded by Richard.
Vote yes 4-0.**

**Ron moved to approve the minutes of November 12, 2009 as written. Seconded by Richard.
Vote yes 3-0.**

**Richard moved to approve the minutes of November 19, 2009 as written. Seconded by
Alan. Vote yes 3-0.**

**Richard moved to add to the November 30, 2009 minutes Section 2203.02(b) 3 corrected to
read "Site Perimeter Buffer – "Each development must be situated within a permanently
protected site perimeter vegetated buffer, identified on the site plan, of fifty (50) feet or a
value as deemed necessary by the Planning Board on all boundaries of the original parcel
except for access to connecting roads, which, unless (...)." Seconded by Ron. Vote yes 3-0.**

Public Hearing for Zoning Ordinance – Amendments

Michele opened the public hearing. The Planning Board agreed to these changes at the last meeting. There is no public input tonight.

These are the changes that will appear on the ballot at the 2010 Town Meeting:

Section 200.00 (Definitions)

Add a definition for “**Attached**”: *joined or connected.*

Change the definition of “**Accessory Dwelling Unit (ADU)**”: “A secondary *attached* dwelling unit which is ~~*accessory and*~~ subordinate to a permitted principal single family dwelling unit *or to an existing accessory building*”

Change the entire definition of “**Family**”: “*One or more persons related by blood, marriage, legal adoption or those placed in the home for adoption, and foster children, or a group of not more than five persons (excluding no more than two servants) not related by blood or marriage, living together as a single non-profit housekeeping unit*”.

Section 305.00 (general provisions) – 2) Storage tanks *not* in excess of 1,100 gallons.
Note: the word “not” was omitted.

Section 603.00 (lot requirement, RA district) – **Add** new section for Building Height: “*Except for structures not intended for human occupation (such as chimneys, water towers and church spires) maximum building height is 35 feet. Calculated from the average finished ground level adjoining the building at all exterior walls.*”

*The building Inspector suggests adding the following clarification: “*calculated from the average finished ground level adjoining the building at all exterior walls.*” **Note:** this is also part of the 2006 International Residential Code which provides definitions for “Grade Plane, Story and Story Above Grade”.

Section 800.01 (nonconforming uses) – **Change** (c) to read: “*Except for proposal “B” (see diagram in section 800.03), any alteration, expansion or change...*”

Section 800.03 (Diagram): **Remove** the word “yard” from the diagram. **Replace** “yard” by “Setback”

Section 1803.01 (Driveway Ordinance, definition of Driveway) – **Remove** “area of access”.

Section 2000.00 – ADUs

Section 2001.00 (Purpose) – **Change** to read: “To provide expanded housing opportunities and flexibility in household arrangements of a permitted, owner *or owner’s* family occupied, single family dwelling, while maintaining aesthetics and residential use compatible with homes in the neighborhood. Accessory dwelling units (ADU) shall be permitted *in the R/A district* by special exception granted by the Board of Adjustment ~~in the Residential Agricultural District~~ *and shall remain with the property.*”

2002.01 – **Change** to read: “Accessory Dwelling Units shall be ~~*attached,*~~ *secondary,* and accessory to a principal single family dwelling unit *or accessory building.*”

2002.07 – The Planning Board suggested putting back this section in the ordinance (the entire section was removed in March 2008):

“An accessory dwelling unit shall not be considered to be an additional dwelling unit for the purpose of determining minimum lot size.”

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2203.02(b)3 – Site Perimeter Buffer – To read: “Each development must be suited within a permanently protected site perimeter vegetated buffer, identified on the site plan, of fifty (50) feet or a value as deemed necessary by the Planning Board on the back and all boundaries of the original parcel except for access to connecting roads, which, unless (...).

2500.00 (Board of Adjustment) – (a) **Change** to read: “Permit a non-conforming temporary use for an initial period of not more than one year. A permit may be renewed by the Board of Adjustment for a period of not more than one year *at a time*”.

(Remove last sentence: “(total period not to exceed two years)”.

Paul suggest removing the word “as” from section 2203.02(b)3 from the section “value as deemed as necessary” there is one to many. **Valérie** said she would look into which one would be correct to remove without changing the meaning.

Alan asked Valérie if the definition section could be listed alphabetical and not numbered.

Valérie said she would see if that can be done without having another public hearing. **Alan** said if not we can add to the list of suggested changes next year.

Alan motioned to recommend that the changes to Zoning and Land Use Ordinance as published in the public hearing notice be recommended to the Board of Selectmen that this be placed as written on the ballot at the 2010 Town Meeting with the recommendation that the definition section be listed alphabetical and removed the numerical listing if possible and the appropriate “as” be removed from Section 2203(b)3. Seconded by Richard. Vote yes 5-0.

Master Plan Update

Michele said Valérie sent out twenty two requests for proposal and she only received two back.

Michele said the two companies that returned proposals were TF.Moran Inc. out of Bedford NH and Community Preservation Associates out of Arlington MA. **Michele** read both proposal letters to the Board. The panel of Planning Board Members that volunteered to review the proposals included Alan, Ron, Paul, and Richard. This panel of volunteers will bring the proposals home and compare the two. They will meet on January 5th 2010 to discuss and come up with a recommendation for the Planning Board. The Planning Board meeting on January 7th 2010 will be non-public and the panel will make the recommendation to the Planning Board. The Planning Board will meet with the Board of Selectmen on January 11th 2010 in a non-public meeting and discuss the recommended proposal. We will also need to decide if this will be a warrant article or a budget item. **Valérie** said the cost will be spread over a two-year period of time.

Kevin asked if we received anything from NRPC. **Valérie** said no. **Kevin** asked if the Board could reject both companies if they don't like the proposals. **Valérie** said yes. **Michele** said the Planning Board would then have to put it out to bid again. **Kevin** asked how much they paid to have the Master Plan done the first time. **Valérie** said she was not sure of the cost but they had a lot of volunteers to keep the cost down. **Kevin** suggested looking into any option that would keep down the cost of the next Master Plan update.

Richard move to adjourn at 8:30 pm. Seconded by Ron. Vote yes 5-0.

Michele Hakala, Co-Chair, Voting

Alan Rosenberg, Co-Chair, Voting_____

Richard Randlett, Member, Voting_____

Kevin Gorgoglione, BOS's Representative, Voting_____

Ron Pelletier, Member, Voting_____

**The next Regular Planning Board meeting will be 1/7/2010.
Minutes submitted by Kristen Austin**