



TOWN OF  
BROOKLINE, NEW HAMPSHIRE  
BOARD OF ADJUSTMENT

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BOARD OF ADJUSTMENT  
MINUTES

Wednesday, April 09, 2008

**Present:**

**George Foley**, Vice-Chair, **Marcia Farwell**, Clerk, **Webb Scales**, Alternate and **Charlotte Pogue**, Alternate.

**Absent:**

**Peter Cook**, Chair, **David Beauchamp**, Member, **John Ganos**, Member and **William Owens**, Alternate.

The Board reviewed the mail.

The minutes from the previous meeting were signed.

**7:30 George** opened the meeting.

**Reelect Officers**

**Charlotte** motioned to reelect **Peter Cook** as the Chairman of the Zoning Board of Adjustment. Seconded by **Marcia**. Vote yes 4-0.

**Webb** motioned to reelect **George Foley** as the Vice-Chairman of the Zoning Board of Adjustment. Seconded by **Charlotte**. Vote yes 3-0. **George** abstained.

**Charlotte** motioned to reelect **Marcia Farwell** as the Clerk for the Zoning Board of Adjustment. Seconded by **Webb**. Vote yes 4-0.

**George** read the hearing notice. "We are here tonight regarding an Application for a Special Exception to replace and enlarge the existing commercial building (The Brookline Auction Gallery). Brookline Zoning and Land Use Ordinance, Section 800.01(c). Applicant Ron & Kathy Pelletier (32 Proctor Hill Road LLC) is requesting a Special Exception. The property is located at 32 Proctor Hill Road, in the Residential /Agricultural district Lot H-73." **Kristen** said fees have been paid and abutters have been notified. **George** said we only have a four-person board tonight and you are entitled to a five-member board. **Ron** said he is ok with the four-member board and wished to proceed. **Ron** told the Board the history of the building. **Kathy** handed out plans of the property and a plan showing what the new building will look like to the Board. **Ron** said they had been granted two variances in the 1970's one to build the building and one to run auctions there. **Ron** said it is now thirty years later and we have outgrown the building and would like to rebuild bigger. **Ron** said they would like to demo the existing building and expand the current footprint. **Webb** asked Ron what the nature of the first variance was. **Ron** said the first one was to build the building. **Marcia** read the variance dated May 2 1977 "variance granted to construct a 45'x90' steel building not less than 300' from Route 130 and not less than 497' from the

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junction of the Pelletier and Knudsen properties at Route 130 and not less than 150' from Mr. Pelletier's dwelling as shown on sketch provided."

**Webb** said he is not sure why we are here tonight; they are not changing the use.

**George** said they are expanding the building that is why we are here. **Webb** said he thought use was commercial, industrial, or residential. You cannot change the use by changing the size of the building. **Marcia** read Section 800.01 (c) "Any alteration, expansion or change of a nonconforming use or structure shall only be permitted by special exception by the Zoning Board of Adjustment if it finds that:

1. the proposed alteration, expansion or change will not change the nature and purpose of the original use; and
2. the proposed alteration, expansion or change would involve no substantially different effect on the neighborhood;"

**George** said this is an expansion of a commercial building on a residential lot. **Marcia** the Building Inspector turned down his building permit due to Section 800.01 (c). **Marcia** asked if anyone had any comments. **George Fiore** abutter at 27 Proctor Hill Road said he has been a resident for about three years and is in favor of this expansion. **George Fiore** said with they always keep the parking lot well maintained. They never have any overflow of cars parked on route 130. As an abutter, you don't notice all the traffic in and out of the parking lot, some people arrive early and stay later so at the end of a function or auction you do not see a rush of cars trying to leave at the same time. The building is in need of repair and although I think this should be grandfathered this will not be a huge expansion and the space is need. They are a hard working family and he is in favor of this being granted. **Ron** said he had spoken with all of the abutters and they had no objection that is why most are not here tonight. **Marcia** read the letter the board received from Louise Price at 29 Proctor Hill Road that stated, "I am totally in favor of this proposal. This new building will be an asset to the town by providing a modern facility for large groups with plenty of good parking space available. Brookline (and this area) is sorely in need of venues of this type. I urge the Board of Adjustment to grant this special exemption." **Marcia** motioned to grant the special exemption to allow **Ron and Kathy Pelletier** to replace and enlarge the existing 45x90 foot building to a 60 x 120 ft building. Seconded by **Charlotte**. Vote yes 4-0.

**Marcia** motioned to adjourn the meeting at 7:55. Seconded by **Charlotte**. Vote yes 4-0.

Minutes submitted by **Kristen Austin**.

\_\_\_\_\_ **George Foley, Vice-Chair**

\_\_\_\_\_ **Marcia Farwell, Clerk**

\_\_\_\_\_ **Webb Scales, Alternate**

\_\_\_\_\_ **Charlotte Pogue, Alternate**