

**Brentwood Planning Board
Minutes – April 21, 2011**

Members Present:	Bruce Stevens, Chairman	John Kennedy, Vice Chair
	Doug Brenner, Secretary	Mike Hubbard, BOS rep.
	Bob Magnusson	Rob Wofchuck
	Kevin Johnston	Glenn Greenwood, Circuit Rider Planner

Minutes – Mail – Board Business

Chairman Stevens opened the meeting at 7:00

The manifest was signed.

Motion made by Kennedy, 2nd by Stevens to approve the April 7 minutes: the motion carried with Johnston abstaining as he was not present.

Richard and Elyse Seeley were in to speak to the board regarding changes in the drainage, made by their abutting neighbor, Mr. Leclerc, along Stevens Drive that were now causing flooding on their property. They provide pictures that showed their yard, now under water, and photos that show the extensive piping that the neighbor will be installing in the new ditch that he has dug. Stevens said there was a swale built along the road, as part of the drainage management when the road was constructed. Wofchuck said the water runs down the entire hill along the roadway that makes Stevens Drive, and through Leclerc's driveway culvert. He has capped this culvert with another big pipe that redirects the water to the side of Seeley's house. Wofchuck said Leclerc is capturing the entire stormwater from the hill, and away from the huge drainage swales that run along the street. Recent septic plans show this culvert on private property. Stevens said this culvert picks up the natural flow from the drainage coming down the hill. Magnusson said that Leclerc has changed the intent of the drainage as it was constructed. Stevens said Leclerc cannot alter the natural flow of the drainage system along the road. Road Agent Wayne Robinson was present and said he had inspected the site, and that Leclerc has redirected the water flow to go onto the Seeley property. Stevens said that while the culvert is on private property, he cannot take water off a town road and divert it into an abutter's lot. Elyse Seeley said the drainage swale along the road comes all the way down, and past her property there is a "check dam" in the swale, but there is no culvert in this section. Members agreed that removing this would help. The Seeley's have spoken with their neighbor, who said he has no intention of stopping. Stevens said the town needs to make sure the drainage for the roadway works, and Hubbard will bring this up at the next Selectmen's meeting. Stevens and Hubbard will look at this site Friday morning. Stevens said this needs a Cease and Desist from the BOS. The Seeley's thanked the PB for their time.

Continued Hearing Site Plan Review M & T Holdings tax map 205.006

Mike Schlosser of MJS Engineering spoke on behalf of the applicant this evening. Applicant Bob Zickell was also present. There were no abutters present.

Revised plans show the maximum amount of storage trailers on the site to be 35, in designated areas shown on the plans. Schlosser said the building addition has an "extra hazard" rating with regards to fire suppression, which will require more water than what is called for the rest of the building. The sediment at the bottom of the fire tank has been cleaned out, and the 6 inch pipe reset. A pump test has been performed at the pump house; pond volume and dry hydrant calculations have been done (details on file). Schlosser provided the dry hydrant reconfiguration detail, the sprinkler system installation contract and the water

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supply curves (on file). The dry hydrant has been added to the list of annual maintenance. An emergency access way will be constructed into ATS, as shown on plan. Sprinkler system plans will be submitted prior to installation, along with the Hazard identification for bunker #3. The top of the hydrant on the right side by the pond will be removed, as it is unusable. Zickell will contact Pike Industries (abutter) to discuss fire access from their property. Stevens wants the yard 100% cleaned up or a bond put in place to insure this gets done. Zickell said the site is 99% cleaned up with regards to the storage of the asphalt material.

Motion made by Kennedy, 2nd by Brenner to grant a 120 day conditional approval, to August 18, 2011, contingent upon the following:

1. All asphalt debris be within the designated storage areas, approved by Steve Cummings.
2. Receipt of letter from SFC Engineering that states all of their concerns have been addressed.
3. Written confirmation that Pike Industries denied access from their parcel, or the revised plans will show access if Pike agrees.

The motion carried by unanimous vote. Schlosser and Zickell thanked the board for their time this evening.

Design Review – Primax Properties -Tractor Supply Co tax map 201.015

This is a non-binding discussion between the Planning Board and the applicant for a proposal to place a new Tractor Supply facility on property owned by Great Bay Investments, LLC, located on the east side of Rte 125. Present for this discussion were Joseph Coronati of Jones & Beach Engineers, and Frank Alexander, Jr. of Primax properties. There were several abutters also present.

Coronati told the Board that they are proposing to subdivide this 16 acre lot into two parcels, one being approximately 6 acres, to be occupied by Tractor Supply. They have met with the NHDOT to determine the driveway configuration, which aligns with the driveway across the highway. Kennedy asked them to consider widening the shoulder on the southbound lane. Coronati said they are proposing a shared driveway between the two lots, with the entrance on the larger parcel and a common drive easement for the smaller one. A deceleration lane will be added, per the request from the DOT. They have received a preliminary review letter from fire consultants SFC Engineering that states that the water supply for the sprinklers will be in the range of 30,000 gallons. Property will have on site well and septic.

Plans show a 19,000 + s f building, parking, a fenced outdoor display area (not covered) and a front display area, about 20 ' by 200'. Alexander said fertilizers will be kept indoors. He said the front display area will be rotated for seasonal stock, such as log splitters, snow blowers, etc. They will show clearly delineated display areas on their site plan, as well as safe pedestrian walk path area. There is a small, front display area in the parking lot for the small, black utility trailers. Alexander said that while typical parking spaces are 9 x 18, Tractor Supply has 10 x 20, because a lot of their customers have pickup trucks and larger vehicles. The front display will be 20 feet deep, and will sit a little below the grade of Rte 125. Tractor Supply does not sell large farm tractors, etc, but rather lawn mowers, small implements to pull behind riding lawn mowers, etc. Hours of operation will be 8 to 8 Monday through Saturday and 10 to 6 Sundays. There will be no repairs done. Members suggested that the front display have some tree plantings, and Alexander said they will look into that; Tractor Supply likes to have 3,000 s f feet of outside display. Coronati said there is a small wetland in the middle of the site, and during construction they will need to work within the buffer. A Conditional Use Permit can be granted for this use. Coronati will speak with SFC regarding fire lane access, how many sides, etc. Coronati and Alexander thanked the board for their time this evening.

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Board Business Continued

The PB office received a complaint that the Musso site is non-compliant. Greenwood will review the site plan and do a “drive by” site inspection and report back to the PB at their next meeting.

Town engineer Steve Cummings will be contacted to schedule a site walk of the Windsor Meadow roads. This is tentatively scheduled for 6 pm on Monday, May 2nd.

Greenwood said he received a letter, asking if the new owners of Apple Annie, located on Rowell Road, can build a yurt, to be used as a residence. The letter also asked if they could hold small weddings or conferences at the orchard. With regards to the yurt, while the PB agreed that a yurt can be placed on the site, it cannot be used for a residence, as this is not allowed under Brentwood’s current ordinances. Holding weddings and/or conferences would be considered a commercial endeavor and not allowed under the town’s regulations.

Motion made by Kennedy, 2nd by Johnston to adjourn at 9:35: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire
Administrative Assistant
Brentwood Planning Board