

**Brentwood Planning Board
Minutes – August 18, 2011**

garage to wash and prep vehicles, and the office will be located in the front room of the house, which has a separate entrance by the existing parking lot. They would use the existing parking areas for display, and asked if they could possibly put one at a time out in the front of the lot. Greenwood said this is a different use than the approved use, and he recommends an amendment to the existing plan, but not requiring a new plan. The public hearing process would take place, and an affidavit can be recorded at the registry, attached to the original plan. The Board agreed. Giroux's thanked the Board for their time this evening.

Motion made by Kennedy, 2nd by Stevens to approve the August 3rd site walk minutes: the motion carried with Brenner and Hubbard abstaining as they were not present.

Continued Hearing: Site Plan Review Brentwood Distribution tax maps 205.019 & 205.019.001

Eric Saari of Altus Engineering was present, representing the applicant. Also present were applicants Marco and Richard Carrier. There were no abutters present tonight.

Saari said they have changed the grading drainage and now comply with the state requirements, but not Brentwood's. He withdrew his original request for a Special Permit for Stormwater Management and submitted an updated one (on file). This Special Permit requests relief from Article 400.007.008.D.2 regarding post development run-off. Town Engineer Steve Cummings supports this request (on file).

Motion made by Kennedy, 2nd by Brenner to grant the special permit, as allowed by 400.007.006: all were in favor.

At this time Saari requested a Conditional Use Permit for construction within the wetland/buffer, in accordance with Article 700.002.009. There was discussion on the nature of the wetland.

Motion made by Kennedy, 2nd by Stevens to grant a Conditional Use Permit in accordance with RSA 674:2.1.II and Brentwood's Land Use Document, Article 700.002.009

That this meets criteria A: the motion carried with Brenner abstaining.

That this meets criteria B: all in favor.

That this meets criteria C: all in favor.

That this meets criteria D: the motion carried with Brenner abstaining.

That this meets criteria E: not applicable.

The Conditional Use Permit was granted.

Painted lines will mark the area by the dry hydrant to keep it open, a note will be added to the plan and concrete blocks will be placed to protect it. Members said that snow storage does not need to be shown on these plans.

A note will be added to the plan regarding the Stormwater Management/BMP Maintenance Manual, which will be attached to the deeds, to be recorded.

Regarding Fire Consultant Nick Cricenti's comments, details of the dry hydrant are on the previously approved plan and sheet C9 shows the heavy duty pavement detail.

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On August 8th the applicant, Altus Engineering, town engineer Steve Cummings, a representative of the NHDOT, a representative of the Exeter Highway Dept and two representatives from both the Exeter and Brentwood BOS met to discuss the intersection of Pine Rd and Rte 27. Saari said that at that meeting, Exeter indicated they are not interested in paying for any improvements. What came out of the meeting was to have a scope of service for a safety study, this would include surveying the land to find where the ROW is, and a geometric analysis and traffic counts. Members felt that this study can be part of the application process for this site plan, but they should not pay for more than their fair share. Marco Carrier said he did not agree to pay for this study, and he feels that they are being singled out, saying there were issues with the Exeter corner of Pine Road before his business came into Brentwood. Saari said that Exeter did not do a traffic study when the high school was built. Greenwood said it's not uncommon for a PB to ask an applicant to be responsible for studies, but he asked Carrier if they ever considered asking all their trucks leaving the site to make a left turn only at this intersection, to Rte 101, which is only one mile down the road. Hubbard said this problem is not going away, and the safety study needs to be done. Greenwood said this may cost between \$10,000 and \$25,000. He said they are not asking for a lot of information to be generated. Brenner suggested that the PB contact the businesses along Pine Road and ask them to instruct all their truck traffic to make a left hand turn at the end of Pine Rd. The consensus was that now is not the right time to ask for that.

Marco Carrier said they are trying to build inventory for next spring and asked if they could go forward with laying down some gravel for stockpiling material, and Saari said the use has been previously approved, and that the lot line adjustment has been approved. He said this is not executing any component of the proposed site plan. Greenwood said that if the LLA was recorded he saw no problem with that. He said that last year Brentwood Distribution amended their site plan to include the bagging process, and that is what they are asking.

Motion made by Stevens, 2nd by Hubbard to continue this hearing to September 15th at 7:00 pm: all were in favor. The applicants thanked the Board for their time this evening.

Motion to adjourn at 8:45 made by Brenner, 2nd by Hubbard: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire,
Administrative Assistant
Brentwood Planning Board