

Brentwood Planning Board

Minutes – June 2, 2011

Members Present: Bruce Stevens, Chairman John Kennedy, Vice Chair
Doug Brenner, Secretary Mike Hubbard, BOS rep.
Kevin Johnston Rob Wofchuck
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 Johnston to approve the May 19 minutes with one grammatical correction: all were in favor.

The extension for the conditional approval for the Covey, O’Leary, Bobil Trust Lot Line Adjustment ends today and St. Hilaire said she reminded the applicant by mail and by phone, but has had no response.

Motion made by Kennedy, 2nd by Johnston, because there was no request from the applicant, to not grant another extension for the conditional approval to the above application: all were in favor.

The Board is in receipt of an e mail from Fire Consultant Nick Cricenti, regarding the M & T Holdings site off Pine Road. The Board feels they need a more definitive explanation from Cricenti as to whether or not the site currently meets fire prevention requirements.

Design Review – Workforce Housing – 12 Oaks – tax map 224.084

- **The applicant has withdrawn this application.**

The Board held general discussion on the workforce housing ordinance, and the state requirements and Greenwood said that at the time Brentwood adopted the WF ordinance, the town did not meet the WF housing requirements. Members agreed that in today’s economy, many more of the homes in town would meet the WF criteria, with regards to pricing.

Johnston left at this time.

New Hearing: Subdivision and Site Plan Review – Tractor Supply tax map 201.015

Paperwork is in order and abutters legally notified from the list provided by the applicant.

Motion made by Wofchuck, 2nd by Johnston to accept both applications: all were in favor.

Wayne Morrill of Jones & Beach Engineering and applicant Frank Alexander were here to present the application. There were no abutters present. Morrill will check the plans and add any abutters who were noticed, but omitted from the plan set.

The subdivision plan was presented first. Morrill explained that the current 16.7 acres will be subdivided into two lots, one being 5.87 for the Tractor Supply site. He said there will be one driveway shared by the two parcels; the driveway being on the larger lot with an easement for the other lot.

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Brenner arrived at this time.

Town engineer Steve Cummings' comments were reviewed at this time. Of his seven comments, six will be taken care of. Regarding the comment about the 543 soils being marked as wetland, Morrill is having this checked by their soil scientist, who will stamp the final plan. He said there are no wetland or buffer impacts on the site.

Greenwood's comments were reviewed at this time. Morrill said they would satisfy all those concerns. He said the access easement will include drainage, light trespass, and utilities.

Motion made by Kennedy, 2nd by Johnston to grant a 120 day conditional approval, contingent upon updating the abutter list on the plan, satisfying Greenwood's and Cummings comments: all were in favor.

Greenwood said that most towns no longer use the High Intensity Soil Surveys, and will draft language for the PB to discuss as a subdivision/site plan amendment. He said the state only recognizes Site Specific soil mapping, and not the HISS.

Morrill presented the site plan for discussion. He said all the notes are on one separate sheet, and not on individual pages. The 60 foot wide access easement will have 25 foot width of pavement. Soils mapping will be added to the plans. Plans show 63 10 x 20 parking spaces, handicap parking, landscape islands for plants and trees in the front, permanent sidewalk display areas that total 3,237 s f. The rear of the site has the loading site and dumpster. He said they are asking for a waiver for the 50 foot setback, as is required under site plan regulations, from the edge of the road to the parking, to be 47 feet.

Motion made by Kennedy, 2nd by Stevens to grant the waiver request: all were in favor.

Motion made by Brenner, 2nd by Kennedy that it is a reasonable interpretation of zoning to allow this use; site plan regulations are consistent the way the zoning is worded and it gives the PB the latitude to do this: all were in favor.

Plans show the snow storage area and all drainage will go to the pond. Morrill said there is a maintenance plan for the ponds to remove debris, etc. Pole lights will be 20 feet high and wall mounted lights are 50 feet apart. Parking lot lights will come on one hour before opening, and shut down one hour after closing. Alexander said the wall packs will stay on all night, and the plans will be updated with a note to this effect. He said he has a letter from Deputy Fire Chief Gary Raymond that states that access to three sides of the building for fire apparatus is fine because the building has sprinklers. The landscape plan was shown with the plantings, etc. Morrill said they will be applying to the state for a waiver for the septic size requirement. All piping on the site will be RCP.

Alexander said that the building color will be earth-tone, and he provided sketches of the proposed building.

While store hours are typically 8 am to 8 pm Monday through Saturday, and 9 to 6 on Sunday, they do not want to be restricted if they want to change that over the years, as they will have a 35 year lease. A note will be added to the plans that the hours will be 6 am to 11 pm, seven days a week.

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Cummings and Greenwood's comments were reviewed at this time. Morrill will check with Cummings regarding the drainage slope around the ponds, and address any other outstanding comments. They are still waiting for their state permits.

Morrill will forward via e-mail a copy of the plan set for fire consultant Nick Cricenti to review and offer comments.

Motion made by Kennedy, 2nd by Brenner to continue this hearing to July 21st at 7:00: all were in favor. Morrill and Alexander thanked the Board for their time this evening.

Board Business

The Board is in receipt of a response from Dan Musso, with regards to the non-compliance letter sent to him by the Selectmen. Musso's letter, in part, asks that correspondence be sent to Harriet Cady. Members agree that they need to deal with the property owner and that Musso can forward any correspondence to Cady. A letter will be sent to Musso and request that he attend our August 4th meeting at 7:00 pm to discuss his non-compliance issues. Greenwood said the non-compliance issues include the excess parking which is becoming a public safety issue as they are parking within the ROW and between "no parking" signs, an unapproved structure on the site, a storage container. Musso will be asked in the letter to be in compliance by August 4th, or have submitted an application for an amendment to his site plan. The letter will state that failure to do so by the August 4 meeting will result in the revocation process, and the NHDMV will be notified of non-compliance and be asked that Musso's inspection station be suspended. A copy of the letter will be sent to the DMV. Hubbard said this gives Musso the opportunity to fix his situation so that it does not affect his livelihood. It is the Board's objective that he be in compliance, not to put him out of business.

The Board held discussion on allowing wood ash to be brought into town – that the state only allows wood to be burned. Greenwood will put together a proposal to amend our ordinance to allow this.

Motion made by Wofchuck, 2nd by Brenner to adjourn at 9:30: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire
Administrative Assistant
Brentwood Planning Board