

**Brentwood Planning Board
Minutes – May 19, 2011**

Board Business Continued

Motion made by Kennedy, 2nd by Stevens to approve the April 21 minutes with several grammatical corrections: all were in favor.

Members reviewed the letter from town engineer Steve Cummings regarding the roads at the Windsor Meadow condominiums. A copy has been sent to the HOA, and they will be asked to comply with Cummings requests, and change the street and stop signs, to comply with regulations. Cummings had sent a copy of this letter to Jones & Beach, the engineering firm who is working with the HOA. The legal documents will be checked to confirm that there is language that protects the town's ROW in the event of utility work that might need to be done by the HOA.

Motion made by Brenner, 2nd by Kennedy to approve the minutes of the May 2nd site walk: the motion carried with Wofchuck abstaining as he was not present.

The Board had some discussion regarding the current sign ordinance. Both the ZBA and BOS have asked that the PB review the ordinance as it relates to the number of free-standing signs on one property. Brenner said there needs to be an enforcement strategy first. He would like the town to hire an outside agency as a code enforcement officer, to inspect commercial sites (every 15 months) for compliance to their approved site plan. Kennedy suggested that the sign location be certified by a surveyor before the permit is issued. Hubbard said if the BOS are told of a non-compliant issue, they will deal with it. He said the PB does not need to re-vamp the whole ordinance, but rather tweak it to allow more than one free-standing sign per property.

The Board will hold a work session on June 16 to review the sign ordinance. Greenwood said he looked at 4 towns' ordinances, and they all allowed one sign per business. Members were asked to review the current sign ordinance prior to the meeting.

Kennedy provided an article regarding the benefits of wood ash as a fertilizer, and would like to discuss revising the current ordinance to allow wood ash to be brought in from out of town. The article talked about the benefits of wood ash as a fertilizer, a good replacement for lime and facilitates nitrogen uptake.

Motion made by Stevens 2nd by Hubbard to not meet on July 7th: all were in favor.

Motion made by Johnston, 2nd by Brenner to adjourn at 8:25: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire
Administrative Assistant
Brentwood Planning Board