

**Brentwood Planning Board**  
**Minutes – April 15, 2010**

Members Present:	Bruce Stevens, Chairman	John Kennedy, Vice- Chair
	Kevin Johnston, Selectmen Rep	Doug Brenner, Secretary
	Bob Magnusson	Rob Wofchuck, alternate
	Glenn Greenwood Circuit Rider Planner	

**Minutes – Mail – Board Business**

Chairman Stevens opened the meeting at 7:00.

Motion made by Stevens, 2<sup>nd</sup> by Kennedy to give Wofchuck voting rights: all were in favor.

The Board is in receipt of a request from the applicants of the 12 Oaks project, (tax map 084) asking for a 6 month extension, which would otherwise expire June 17<sup>th</sup>. Applicants Laurie Carbone and Tom Patenaude were present and said they have met with Glenn and the reason for this request is to allow time for the opportunity to explore the work force housing process and guidelines. They will use the same plan, number of units and footprints if they amend the site plan.

Motion made by Kennedy, 2<sup>nd</sup> by Stevens to grant the request: all were in favor. Carbone and Patenaude thanked the board. Greenwood arrived at this time.

The Board is in receipt of a letter from Al Bailey of 44 Rte 125, (tax map 223.070) who wants to move his auto sales office from an existing building to a new building that was previously approved for office and retail. He then wants to use the building he vacates for a donut/coffee shop. (Brenner arrived at this time.) Bailey is asking if a paper amendment to the original site plan showing the change of use is sufficient. Greenwood said the existing auto office would be taken down and replaced with a donut shop. Greenwood said Bailey would like to include a drive-thru service. Greenwood said he feels this requires a new site plan; the intensity of the use, traffic flow, etc is too much of a change.

Motion made by Kennedy, 2<sup>nd</sup> by Magnusson that this would require a new site plan: all were in favor.

The Board received a request from the DMV, asking if Bill Kalil & Daughters Auto wholesalers (tax map 201.017) can hold a motorcycle inspection station license. They currently hold an auto inspection license at this location.

Motion made by Kennedy, 2<sup>nd</sup> by Johnston that this is an approved use, and to authorize Stevens to sign the form accordingly: all were in favor.

Brenner asked how the board voted on the 12 Oaks extension request and was told that they were granted a 6 month extension. Stevens said there has been activity in terms of their plan change. Brenner said if they are doing something different, then they have no intention of building it the way it was approved. Greenwood said that is not true; what they are asking is to switch to a work-force housing development, and not proposing any change of the footprint, is using the same bedroom count, same bedroom mix. He said the difference is that it won't be age restricted, but is using a different ordinance and will require a new site plan review, with public notification and changing the plan language to reflect work-force housing. Greenwood said they do not want to lose the town's approval because that will impact the state approvals. Brenner said it does not make any sense to extend the approval and it's not the PB's problem what their issues are with the state. Stevens said there are no changes in the design criteria in terms of the way the site is laid out, septic, drainage, wetlands will all remain the same. Brenner said they are coming back with a full site plan, and because of the nature of the project, it is important for the Board and town to just look at it totally fresh. He asked why the PB was extending the old plan if they are not going to use it, and Stevens replied that they would be using some of the approvals such as septic and well permit. Greenwood said that the new site plan ordinance would require them to comply with the new stormwater management ordinance.

**Brentwood Planning Board**  
**Minutes – April 15, 2010**

Members reviewed the subdivision and site plan revisions for stormwater management that were sent by Bill Arcieri of VHB Associates. These revisions will bring the s/d and spr regulations in line with the newly adopted Stormwater Management Ordinance.

Motion made by Kennedy, 2<sup>nd</sup> by Johnston to hold a public hearing for the proposed changes, based on the draft supplied by Arcieri, with the following changes:

Subdivision:

- Page 5, change 35,000 to 30,000 under 2.2
- Page 11, delete the word *completed* under 6.17
- Page 12, first sentence delete *dated 4/15/01*
- Page 41 delete *and Fire Department* under F
- Page 48 delete *Consulting* under 4.1.e

Site Plan Review:

- Page 3 delete *oiling* under 6.4
- Page 8 Greenwood will review the use of the word *Fees* under 8.2.6
- Page 15 Greenwood will review the use of the word *Security* under 9.7

The motion carried by unanimous vote. The hearing notice will be piggy backed with our next legal notice.

Motion made by Kennedy, 2<sup>nd</sup> by Johnston to approve the April 1 minutes: the motion carried with Brenner abstaining as he was not present.

Greenwood will compare Brentwood's Shore land Protection ordinance with the state regulations.

Motion made by Kennedy, 2<sup>nd</sup> by Wofchuck to adjourn at 8:50: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire  
Administrative Assistant,  
Brentwood Planning Board