

## **Brentwood Planning Board**

### **Minutes – April 2, 2009**

Members Present:        Bruce Stevens, Chairman                                John Kennedy, Vice- Chair  
                                 Doug Brenner, Secretary                                George Waldron, BOS rep  
                                 Charlie Pratt    Bob Magnusson  
                                 Mike Amthor    Kevin Johnston, Alternate  
                                 Glenn Greenwood, Circuit Rider Planner

### **Minutes – Mail – Board Business**

Chairman Stevens opened the meeting at 7:05.

The manifest was signed.

Motion made by Kennedy, 2<sup>nd</sup> by Stevens to approve the minutes of March 19: the motion carried with Magnusson abstaining as he was not present.

John Byron of Brentwood Militaria was in to speak to the Board about having an outdoor backyard type airsoft speed course and building an airsoft course at 388 Rte 125 (tax map 209.016). Greenwood recommended Byron meet with the Board to help determine whether or not a site plan review would be required. Byron said the airsoft guns use a very small biodegradable pellet, made from paper. He said they have zero impact on the land or animals and are totally harmless. He and his staff have extensive experience with firearm safety. Safety rules will be clearly posted and enforced. Customers would only be allowed to use guns his company provides. Brenner said some site plan review should happen, to discuss parking, the number of participants, hours, etc. Byron said they would limit this to 20 participants at any one time. He said they would use an area on the site that is about 150 feet to 175 feet. There would be no nighttime activity or lighting. Kennedy said the abutters have a right to know about this, and there should be a site plan review, or an addendum to the previously approved site. There are wetlands on the site and Pratt said a site walk might help with making any decision. Stevens suggested that Byron contact the engineer who drew the last set of plans for this site, to perhaps do a basic drawing that would show the area to be used, etc; the general consensus of the Board was that some sort of site review will be required.

The Board will hold a site walk of this facility on Monday, April 6 beginning at 6 pm. Byron thanked the Board for their time this evening.

### **New Hearing – Amendment to a previously approved site plan – Hayward Realty Investment, tax map 217.026.**

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

Motion made by Kennedy, 2<sup>nd</sup> by Magnusson to accept jurisdiction: all were in favor.

Dennis Hayward spoke to the Board and said he would like his previously approved site plan amended to allow Nicci Auto Repair to relocate from its present location at 72 Rte 125 to the Hayward site. Hayward would also like to discuss the landscaping requirements of his approved plan. This site is in the Aquifer Protection Zone, and the proposed use is allowed only if the applicant can demonstrate to the PB that no degradation of the aquifer will occur. Hayward said he made an unannounced visit to Nicci's present shop; it was clean, well organized and neat. This will be for repair only with no sales of vehicles. Gene Nicci was present and said he has an inspection station permit and a repair license and all of Nicci's activity will be inside. There are no floor drains in Hayward's building. Nicci said he recycles his oil and has anti-freeze picked up by an outside vendor. Resident Bob Gilbert was present to speak in support of Nicci Auto and said Nicci has a respectable, clean operation and uses the Best Management Practices for his business.

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Motion made by Kennedy, 2<sup>nd</sup> by Amthor that the applicant has shown that there will be no degradation to the aquifer, and to approve the amendment with the following condition: must have an off-site contractor to pick up the anti freeze - all were in favor. Greenwood will prepare an affidavit, to be recorded at the registry.

Regarding the landscaping at the site, Hayward said that when he originally came before the Board, it was agreed that the front would be cleared and trees would be planted. He said they were able to save many of the mature trees along the roadway and he feels this provides a more natural landscape, and is requesting relief from the approved plans regarding landscaping. He provided pictures showing the work completed to date. Several PB members have seen the site and concurred with Hayward.

Motion made by Brenner, 2<sup>nd</sup> by Kennedy to approve the request; the applicant has satisfied the intent of the approved site plan. The motion carried by unanimous vote. Hayward thanked the Board and went on to say that it has been a pleasure to work with Brentwood.

Rob Wofchuck of the Brentwood CC was in to explain that the CC received a \$9,000 grant from the Piscataqua Region Estuaries Project for CTAP funding (Community Technical Assistance Program), to review Brentwood's stormwater management and erosion plans, to provide the Planning Board with any recommendations for consideration of updating our ordinances. He said currently we use the best management practices as outlined in what is called the Green Book, and that has not been updated in the past 15 years. The grant will allow PREP to hire a consultant to assist with this work, and Wofchuck would like input from the PB. Stevens recommended that our town engineer review the scope of the work to be done by the consultant. Wofchuck will update the Board on April 16.

Greenwood said he has received some minor changes for the Community Facilities Chapter. The Board will hold a public hearing for acceptance of this chapter once the updates have been completed, to be held in conjunction with a public hearing for the Build-Out Analysis, which should be completed by the end of June.

The Board reviewed the E. Kingston Work Force Housing ordinance. There was discussion on the need for rental properties in order to meet the state requirement, as well as mixing workforce housing within new developments. Greenwood will put together a draft ordinance, using our senior housing as a "template".

Motion made to adjourn at 8:55 by Pratt, 2<sup>nd</sup> by Brenner: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire,  
Administrative Assistant  
Brentwood Planning Board