

**Brentwood Planning Board
Minutes – August 6, 2009**

Members Present: Bruce Stevens, Chairman John Kennedy, Vice- Chair
 Kevin Johnston, Alternate Glenn Greenwood, Circuit Rider Planner

Also present: CC chairman Rob Wofchuck and town engineer Steve Cummings.

Chairman Stevens opened the meeting at 7:05.

Minutes – Mail – Board Business

Motion made by Kennedy, 2nd by Stevens to give Johnston and St. Hilaire(alternate) voting rights: all were in favor.

Motion made by Kennedy, 2nd by Johnston to approve the July 16 minutes: all were in favor.

Continued Hearing: Lot Line Adjustment – William Dunham - map 215 lots 64 & 80.

Motion made by Kennedy, 2nd by Johnston to accept the application: all were in favor.

Mrs. Dunham was present for this hearing; there were no abutters present. This is a boundary line adjustment between two parcels under common ownership. Located on Middle Road, the transfer involves the addition of 36+ acres to one parcel of land owned by the Dunhams, leaving a 5 acre lot also owned by the Dunhams. In the end, one parcel (Tax map 215, lot 64) will be 40.14 acres and the second parcel (Tax Map 215, Lot 80) will be 5 acres. Approximately 35 acres is held in a Conservation Easement. This LLA will not affect the CE and the PB is in receipt of a note from the CC, stating that they have no concerns with this LLA.

Cummings and Greenwood’s comments were reviewed: Greenwood has no concerns regarding this plan as presented. Regarding Cummings letter, the board felt that it was not necessary to have an iron pin put along the property line that exceed 400 feet since this is in the middle of an open field.

Motion made by Kennedy, 2nd by Johnston to approve the Lot Line Adjustment. The mylar was signed by the Board for recording. Mrs. Dunham thanked the Board for their time.

Board Business Continued

The Board is in receipt of a letter from the DMV, asking if European Connection, which is located at 67C Rte 27 could hold an inspection station license. This business was approved to be at this site in 2005 for the sale of auto parts and minor repairs.

Motion made by Kennedy, 2nd by Johnston to recommend approval of this use: all were in favor. Stevens signed the form, to be returned to the DMV.

The first draft of the proposed stormwater ordinance, prepared by Bill Arcieri, of VHB was reviewed and discussed. Some of the changes to be made include changing the threshold for applicability to 40,000 sq ft of disturbance and rework the first section for residential subdivision vs non residential development. The Board felt that Section 8 needs clarification. On page 9 the members present want item 11 deleted from the proposed ordinance, and on page 12, delete item #2

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and add to H “in conjunction with site plan review”. On page 15 the words Code Enforcement Officer should be replaced with “town agent”.

Cummings feels this ordinance should not be in zoning, but in the subdivision and site plan review regulations, and might be too comprehensive for Brentwood. Stevens and Kennedy said they do not want the regulations to be too restrictive. Wofchuck will bring the Board’s recommendations to Arcieri, to allow time for a revised draft for the members for the August 20 meeting.

Motion to adjourn at 8:35 made by Kennedy, 2nd by Johnston: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire,
Administrative Assistant,
Brentwood Planning Board