

**Brentwood Planning Board
Minutes – December 16, 2010**

Members Present: Bruce Stevens, Chairman John Kennedy, Vice Chair
 Doug Brenner, Secretary Kevin Johnston, BOS Rep
 Charlie Pratt Rob Wofchuck, Alternate
 Glenn Greenwood, Circuit Rider Planner

Minutes – Mail – Board Business

Chairman Stevens opened the meeting at 7:00.

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

The owner of Dragon Mosquito is unable to come to speak with the Board until after the first of the year. Kennedy said the Board approved this use at their December 2 meeting, and had a detailed letter that outlined their work.

Motion made by Kennedy, 2nd by Johnston to notify Dragon Mosquito that they do not need to come to the Board: all were in favor.

The extension for the conditional approval for the 12 Oaks Senior housing expires today. Greenwood spoke with the property owner, who has not received any indication from the developer of moving forward at this time.

Motion made by Kennedy, 2nd by Johnston to deny the application, without prejudice: all were in favor.

Brenner arrived at this time.

New Hearing: Subdivision – 324 South Rd, LLC, 24 lot residential subdivision under the Workforce Housing ordinance, tax map 224.001

Motion made by Stevens, 2nd by Johnston to give Wofchuck voting rights: all were in favor.

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

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

Christian Smith of Beals Associates spoke on behalf of the applicant this evening. Also present were property owners Joseph Falzone, Frank Catapano, and several abutters.

Smith explained the workforce housing law and its intent. This proposal is for the workforce population and is not tenement housing.

There will be a homeowner's association, who will own the open space and proposed park. They have received their wetland permit for the dry hydrant, and will amend that to include the roadway wetland crossing and the fire apparatus pull-off. Total wetland impact will be about 3960 square feet. Forty percent of these homes (ten of the twenty-four) will carry the workforce requirements. All the houses will be within the same price range during initial construction.

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He explained the drainage and water run-off. The gravel wetland to the rear of the property has a filtration component and is supposed to drain within 72 hours of a significant storm. Several homes in the back will have either a dry well or filtration trench to take care of the roof run-off.

Smith said there is less than 10 lots within the aquifer protection zone, and does not meet the criteria for a hydrogeologic study. He said all the test pits met the requirements. Smith has a copy of the comments from the town planner, town engineer and the fire consultant. He said that SFC (the fire consultant firm) suggested a second water source by the end of the road, and he would like to discuss this with the Board, along with Greenwood's comment regarding the access road being within the 25 foot no disturb buffer. Greenwood said this will require a ZBA variance. Smith thought there was a provision that allowed access ways and Greenwood said this is not talked about within the WF ordinance but it is modeled from the cluster ordinance. He said regulations allow an access point to cross the buffer area, but this is 250 feet long. Smith said that moving the access roadway would triple the wetland impact. Brenner said it would be reasonable for the neighbor along the west side to expect a no-disturb buffer, and would like to know their thoughts. This abutter was not present this evening. The plan shows a portion of the pavement to be within 13 feet of the property line.

Regarding the SFC comment about additional water source, Kennedy said the fire chief suggested running a 6 inch water line along the road to a dry hydrant at the far end of the road, and Smith said that is an option for them to look into.

Smith said that there could be deed restrictions added that addressed the building setback and the no-disturb buffer.

Kennedy said asked that they not use metal pipe for the hydrant.

Brenner interprets the ordinance to say that the property lines (individual lots) must be set back 50 feet from the original property line and Smith and Greenwood said that the 50 feet is a building setback from the original property line. Stevens recommends a work session to review the ordinance, the intent of the setback requirement and how it relates to this project.

The town engineer was unable to provide comments regarding the Storm Water Management Plan in time for this meeting, and will be asked to have one for the next meeting.

Smith said the homes will be either 26 x 34 or 26 x 32 and 1,600 sf or about 1832 sf, and will sell for under \$250,000. Falzone asked if the road pavement could be reduced to 20 feet wide, and not the 24 required in the Town's s/d regulations. This can be waived by the PB.

Smith said that GZA Environmental did the soil mapping and marked out the aquifer zone, and there are either 8 or 9 homes within that zone. Greenwood said our aquifer maps show more lots to be within the aquifer zone, but the PB should get a copy of the report from GZA to clarify the number of homes that will be in the aquifer protection zone.

Greenwood said the proposal uses State septic system design criteria, which differs from Brentwood's but he supports this decision to utilize state standards. He said the town requires two test pits per lot and the state

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requires one. Kennedy said all the test pits within this project are consistent and there should be no concern. Smith will add a septic system to show that they will fit. This will also be discussed at the work session.

The Board asks that Mike Cuomo from RCCD review the soil mapping with the applicant to clarify the aquifer zone, and the number of lots within this zone. Falzone said that any lots within the aquifer zone do meet the requirement of at least 24 inches of natural permeable soil above the seasonal high water table.

Abutter Eileen Liponis had 5 questions she said were derived from two attorneys, two appraisers, two real estate agents and one construction company. After she read the questions, Stevens asked that she provide them to the PB in writing with supporting documentation so they could be appropriately answered.

Smith asked if it was appropriate to submit a waiver request to reduce the pavement width from 24 feet to 20 feet and Kennedy said that should be discussed at the work session.

Regarding the access road being within the no-disturb buffer, Greenwood said that this has the least amount of wetland impact. The PB would support a variance request and feels the State DES will not approve a greater wetland impact and wants them protected, in addition, moving the roadway will put it directly in front of Liponis' home.

Motion made by Kennedy, 2nd by Johnston that the variance is required for the access road to cross the 25 foot no-disturb buffer. The Board will write a letter of support. All were in favor.

Motion made by Kennedy, 2nd by Johnston to hold a work session for this application on January 6th, and continue the public hearing January 20th at 7 pm: all were in favor. Smith thanked the Board.

Motion made by Pratt, 2nd by Kennedy to adjourn at 9:05: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire
Administrative Assistant
Brentwood Planning Board