

**Brentwood Planning Board
Minutes – December 17, 2009**

Members Present:	Bruce Stevens, Chairman	John Kennedy, Vice- Chair
	George Waldron, Selectmen Rep	Doug Brenner, Secretary
	Kevin Johnston, Alternate	Glenn Greenwood Circuit Rider Planner

Minutes – Mail – Board Business

Chairman Stevens opened the meeting at 7:00.

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

Motion made by Kennedy, 2nd by Stevens to approve the minutes of December 3: all were in favor

The manifest was signed.

The Mill Pond affidavit was signed for recording.

The Planning Board office received a call that the Olofson site is not in compliance. Material is stored beyond where the approved site plan shows, the fencing is falling down and they occasionally load trucks as early as 5 am. The Olofson's will be asked to come to our next meeting.

St. Hilaire told the Board that Deputy Fire Chief Gary Raymond stopped by the PB office to inquire about fire prevention reviews of new applications that come before the PB. St. Hilaire reminded Raymond that the Planning Board uses a licensed, professional fire prevention consulting firm during the review process.

Stevens signed the 2010 RPC contract as well as the TBG grant from the Commission for work to be done on the Open Space chapter of the Master Plan.

7:15 – New Hearing - Request for an Amendment to a Previously Approved Site Plan: Applicant/Property owner Boxford-Winthrop proposes to amend their site plan to allow expanded uses. Property is located at 424 Rte 125, referenced by tax map 201.003.000 in the com/ind zone. Paperwork is in order and abutters legally notified from the list provided by the applicant.

Motion made by Kennedy, 2nd by Waldron to accept jurisdiction: all were in favor. There were no abutters present.

Applicant John Jalbert spoke and said he wants to amend his site plan to allow light industrial use, to be more in line with the other commercial sites along Rte 125 in Brentwood. Currently his plan only allows retail and distribution. Jalbert said that if a future tenant needed to rent a large area, he will make sure that the parking for the site complies with our regulations. Greenwood asked that the PB be notified of future tenants to be placed on file at the PB office. Brenner arrived at this time.

Motion made by Kennedy, 2nd by Waldron to approve the amendment to expand the uses to include light industrial/commercial, and that the property owner will notify the PB of future tenants. The purpose of this notification is to verify that there is adequate parking on site: the motion carried with Brenner abstaining as he was not present for the discussion. Greenwood will prepare an affidavit for recording. Jalbert thanked the Board.

Board business continued

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Kendall Auto and Truck sent a request asking to temporarily rent space from Gigante Park for an auto repair shop and inspection station. He would like to display as many as 12 cars out front, and currently there is no display area on the approved site plan. Greenwood said that while the use is appropriate, the request for the display area should require some sort of site plan review, by way of an amendment.

Motion made by Kennedy, 2nd by Waldron that this would require a public hearing: all were in favor. St. Hilaire will notify Kendall Auto.

The Board is in receipt of a letter sent to the BOS from Dan Musso, regarding drainage from Crawley Falls Road going onto his property. The letter will be placed on file.

Motion to adjourn at 7:40 made by Waldron, 2nd by Johnston: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire
Administrative Assistant,
Brentwood Planning Board