

**Joint Meeting
Brentwood Planning Board
Brentwood Zoning Board of Adjustment
Minutes – February 5, 2009**

PB Members Present: Bruce Stevens, Chairman	John Kennedy, Vice-Chair
Kevin Johnston, BOS Rep	Doug Brenner, Secretary
Charlie Pratt	
Glenn Greenwood, Circuit Rider Planner	
ZBA Members Present: Mike Hureau, Chairman	Bob Gilbert
Peter Godino	Dick Rowe
Sean Pine	

Minutes – Mail – Board Business

Chairman Stevens opened the meeting at 7:05.

Motion made by Kennedy, 2nd by Johnston to approve the January 15 minutes as amended: all were in favor.

Robert Pryne of the RPC will be at the February 19 PB meeting to discuss the Build-out Analysis that the RPC has been contracted to do for the PB.

Kennedy asked that the impact fees for the fire department be researched, to see if they include new buildings.

7:15 – Public Hearing: Subdivision and Variance request: Ladd – South Rd, tax map 224.030

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

Motion made by Kennedy, 2nd by Pratt to accept jurisdiction. Kathy Ladd presented the plans this evening. There were no abutters present.

Ladd said they propose to obtain subdivision approval of a 1.97 acre parcel that was divided by the State for the construction of NH Rte 107, and requests a variance from Article 300,002.006.005, that requires individual lots to be a minimum of two acres.

Ladd explained that this tract of land is a result of the relocation of Rte 107 back in the 1980's, which separated a 35 + acre parcel into two tracts, one about 33 acres, and the other 1.97 acres. She said she is here this evening to make this a legally subdivided lot. Ladd told the ZBA she has received state subdivision approval and needs the variance to complete the subdivision process with the PB. Stevens and Ladd said the soils are excellent.

Motion made by Kennedy, 2nd by Stevens to recess the PB hearing, to allow the ZBA to hold their hearing for the variance request: all were in favor.

ZBA Chairman Hureau introduced the members, and asked Ladd when the "lot" was created and Ladd said in the 1980's. Godino said that the submitted ZBA application repeatedly states that the "lot already exists" when, in fact, it is a tract or parcel, and not a lot. Having no further questions, Hureau closed the discussion and ZBA members were given worksheets. The Board of Adjustment unanimously voted in favor of granting the variance request. Ladd was given a copy of the decision and she thanked the Board.

Motion made by Godino, 2nd by Rowe to approve the ZBA minutes of December 8th: all were in favor.

Having no further business, Hureau declared the ZBA portion of tonight's hearing closed.

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Stevens resumed the PB hearing for the subdivision. Greenwood's and Town engineer Steve Cummings comments were reviewed at this time. Greenwood said that while the granting of the variance removes any requirement for lot sizing by soil type, Ladd has provided a waiver request for the requirement of soil type information.

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

Motion made by Kennedy, 2nd by Pratt to grant a conditional approval to June 4, 2009, contingent upon satisfying Greenwood's notes 1, 2 and 3, and Cummings notes 1, 4, 5 and 6. An auto cad file will also be provided. The motion passed by unanimous vote. Ladd thanked the Board for their time and for the cooperation of the two Boards, who were willing to meet on the same evening.

The Board received a letter from Nick Cricenti of SFC Engineering, who was asked by the PB to evaluate the Brentwood Distribution site, to see if it complies with our regulations, relative to fire prevention. Peter Russell of Brentwood Distribution was present this evening for this discussion. Stevens said the written evaluation from SFC seems to have changed from what was said by Cricenti a few days ago and should be discussed at some point.

Russell talked to the Board about the "smoke hole" at the site January 25th that was called to the FD, who responded along with three additional towns. Stevens said during the PB site plan approval process there was testimony from the Richmond, Maine FD on how these situations are handled there. Russell said the key to dealing with these types of fires, as described in their fire prevention manual provided to the town, is getting the hot spot dug out. He said there has been only one time in his memory when a pile actually caught on fire (not in Brentwood), but that was caused by the use of a high-pressure water hose hitting the hot spots, which spread the flames across the surface of the pile. He said that was during the summer months, when the surface was dry, and could never happen in the winter months.

Brentwood Distribution met with Deputy Fire Chief Gary Raymond on Jan 30, along with members of the BOS and PB, to discuss improvements that could be implemented as a result the fire call on the 25th. He said one of the issues resolved was the procedure of notifying the Brentwood Distribution people when the FD has been called. He said the other issue that came up during the meeting on the 30th was the FD's requirement for a fire pond on the site. He said that Raymond would like to have available something that would provide 2,000 gallons per minute. Russell said this is something that is new to Brentwood Distribution. He said that during their site plan review process, they sent a request to the FD asking for comments for the PB hearing, and sent additional requests via e-mail and telephone, to get a response. Russell said the FD letter that was received addressed what was needed in the building. He said they interpreted the letter to be for the inside of the building, and the FD says part of the letter (the 2,000 gpm requirement) was for the yard.

Russell said that no water should be put on the type of "fire" that was called in on the 25th. He said the more water that goes on the pile, the more it composts, which will build up heat and make it worse. During the dry summer months there is potential of a fire, but they closely supervise the piles. Johnston asked if the FD was aware that this type of fire is hit with a spray of water and not a high pressure hose, and Russell said he did talk to Raymond. Russell said they built this project according to the approved plans, which did not require additional fire hydrants, etc, and now they are being asked to make provisions for a huge secondary supply of water. The request from the FD to make use of a pond to the east would require a wetland crossing, and Russell was told that could cost upward to \$100,000. Russell said the FD has not done the test on the fire system in the building, but they do have their certificate of occupancy. Stevens said perhaps it makes sense to watch the site for the next several seasons to develop a history of the site and what to expect. Russell said Raymond is concerned that there could be a fire and

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the potential of the winds blowing smoke in the area of the neighboring pond, that it would make it inaccessible and Raymond wants a second source. Stevens questioned what action the FD could take against Brentwood Distribution, if Brentwood Dist were to adhere to their recorded plan. Russell said they have access to Jeff Bryan's fire pond, that they put in an access road with a gate to get to the pond.

Brenner said that while the letter from Cricenti states that it is good fire planning to have a redundant source of water, he said Brentwood has never required that in the past. Johnston told Russell if they have future concerns with the FD, they need to go to the BOS. Russell thanked the Board for their time.

The mylar was signed for the Winch lot line adjustment.

Motion made by Pratt, 2nd by Stevens to adjourn at 8:15: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire,
Administrative Assistant
Brentwood Planning Board