

Brentwood Planning Board
Minutes – June 18, 2009

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

Also present: Conservation Commission Chairman Rob Wofchuck

Chairman Stevens opened the meeting at 7:00.

Minutes – Mail – Board Business

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

Motion made by Kennedy, 2nd by Stevens to approve the June 4 minutes with a couple grammatical corrections and on the third paragraph of page one insert *at Cummings recommendation* after *done*; on the next to last paragraph replace *Johnston* with *Magnusson*: all were in favor.

The Board has received a request for a 12 month extension to the 12 Oaks conditional approval, along with a letter from their lending bank that says, in part, that due to the slow economy, they want to review the developer's request for funding in several months. Property owners Laurie Carbone and Greg Berube were present.

Motion made by Kennedy, 2nd by Stevens to grant the request. Brenner said he thought that at the last request the PB granted an extension that was longer than normal to allow time for them to start building. He also said he felt that the letter from the developer indicated that this project might not be viable right now and has no definite plans, and under those circumstances he (Brenner) would vote against granting the extension. He said he feels this project will likely change significantly when they decide to do something. Stevens said to date there have been no changes to zoning that would affect this development, which received their conditional approval in November of 2006. Greenwood said if there are zoning changes made that affect this site and if there has been no significant development, they would have to follow the new zoning changes.

Motion made by Kennedy, 2nd by Waldron to end discussion and vote on the original motion: all were in favor.

Stevens asked for a vote to the request to grant the one year extension, to June 17, 2010: the motion carried with Brenner voting no. Carbone and Berube thanked the Board.

CC chairman Rob Wofchuck and Bill Arcieri from VHB were present to discuss the model stormwater ordinance put together by VHB. Copies were distributed for discussion. Arcieri will put together a draft ordinance based on tonight's discussion, incorporating Brentwood's current regulations where appropriate and send them to the PB office for distribution to members, to discuss at their July 16 meeting. Members and Arcieri agreed that Arcieri does not need to attend this work session but Cummings will be asked to attend. Stevens thanked Arcieri and Wofchuck for this update.

Vasilka Nicolova called the PB office Wednesday to ask if any more building permits could be issued at the Barnett Woods subdivision. At this time Greenwood advised her that no further permits will be issued. The performance agreement for this development states, in part, that no building permits shall be issued until the fire cistern has been completed, and this has not been done. Greenwood said that the single house there is owned by the developer, with the intent that it is a model until such time that it is sold, and that no certificate of occupancy will be issued for that house until the fire cistern is in place.

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The Building Inspector and Board of Selectmen will be made aware that no more building permits are to be issued until the fire cistern has been completed.

The Board has received a copy of a Certificate of Registered Trade Name (from the State) for Musso's Mill Yard, located at 149 Crawley Falls Road. The certificate states that the nature of the business is manufacturing. A letter will be sent to Musso stating that this would be a change of use from his approved site plan, and a new site plan review would be required. A copy will be sent to the Secretary of State.

Waldron said that a representative from the BOS will attend the next Epping PB meeting, where there will be discussion on the Sig Arms site which is located along the town boundary, off Rte 27. When asked, Greenwood said that only the Board holding hearings can declare regional impacts.

Motion to adjourn at 9:10 made by Pratt, 2nd by Stevens: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire,
Administrative Assistant
Brentwood Planning Board