

**Brentwood Planning Board  
Minutes – November 3, 2011**

Members Present:	Bruce Stevens, Chairman	John Kennedy, Vice Chair
	Doug Brenner	Kevin Johnston
	Rob Wofchuck	Glenn Greenwood, Circuit Rider Planner

Chairman Stevens opened the meeting at 7:00

Motion made by Kennedy, 2<sup>nd</sup> by Johnston to give St. Hilaire voting rights: all were in favor.

The Board received a request to release \$42,169.50 from the cash bond being held for Tractor Supply (JFS Holdings, LLC). Town Engineer Steve Cummings October 31 letter recommends this release.

Motion made by Kennedy, 2<sup>nd</sup> by Wofchuck to release the above mentioned amount, which will leave a balance of \$69,810.50: all were in favor.

Motion made by Kennedy, 2<sup>nd</sup> by Wofchuck to accept the October 20 minutes: the motion carried with Brenner abstaining as he was not present.

Members had discussion regarding the status of the work related to the relocation of the Nicolova driveway, as required as part of the approved plans for the Barnett Woods subdivision.

Motion made by Kennedy, 2<sup>nd</sup> by Wofchuck to send a letter to the Selectmen, asking them to hold any certificates of occupancy for this subdivision until they are in compliance with the removal of the Nicolova existing driveway, the relocation of the driveway to be off Spruce Ridge Drive, along with any associated drainage work in both areas, contingent upon verification that an earlier letter was sent to Three G's Real Estate Development, LLC with a deadline to complete the work: all were in favor.

The Board is in receipt of a request from Harriet Cady, who represents Dan Musso, asking for an appeal hearing regarding the revocation of the Musso site plan.

Motion made by Kennedy, 2<sup>nd</sup> by Brenner to hold the appeal hearing, as requested, on December 1, 2011: all were in favor.

Stevens signed the contract for the work to be done by Stephen Pernaw, for the safety study of the intersection of Pine Road and Route 27.

The Board held discussion on the proposed changes to the sign ordinance. Greenwood distributed copies of the proposed amendment, which reads as follows:

400.003.004.004 Conditional Use Permit for Additional Free Standing Signs.

Each property shall be allowed a maximum of 1 wall sign per tenant, and 1 free-standing or monument sign. ***A second free standing sign may be granted through this conditional use permit if the following conditions are met:***

1. The site must have an approved site plan for all activity occurring on the property.
2. The subject parcel must have frontage of 350 feet or more to qualify for a second free standing sign.

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3. The design and placement of all signs must be designated on a site plan on the location must be described in a recordable instrument.
4. The free standing signs must be separated by at least seventy-five (75) feet to insure that they are viewable from the abutting roadway.
5. Both signs must conform to all other requirements of the Town of Brentwood sign ordinance.

Motion made by Stevens, 2<sup>nd</sup> by Kennedy to hold a public hearing for this amendment proposal: Stevens, Kennedy, Johnston, Wofchuck and St. Hilaire voted yes, Brenner voted no. The motion carried.

The Planning Board supports the Conservation Commission's efforts to work with UNH, to collect data to measure water quality of the Little River, Dudley Brook and the Exeter River.

Motion made by Wofchuck, 2<sup>nd</sup> by Kennedy to adjourn at 8:35 pm: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire,  
Administrative Assistant  
Brentwood Planning Board