

**Brentwood Planning Board
Minutes – November 18, 2010**

Members Present: Bruce Stevens, Chairman John Kennedy, Vice Chair
 Bob Magnusson Charlie Pratt
 Glenn Greenwood, Circuit Rider Planner

Minutes – Mail – Board Business

Chairman Stevens opened the meeting at 7:00.

The manifest was signed.

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

Kennedy is concerned about a sign permit that was issued to tax map 208.006. He said that the state right-of-way is as close as 10 feet to the building, and there is no room for a sign and asked that a copy of an earlier site plan that shows the surveyed bounds be given to the building inspector and the selectmen. Members agreed to give them a copy of the site plan.

Motion made by Kennedy, 2nd by Stevens to approve the November 4th minutes with one correction: on the first page change the word *will* to *with*. The motion carried with Magnusson and Pratt abstaining as they were not present.

There was discussion on what the requirement was for boundary markers within subdivisions. Our regulations state that roadway bounds be 6 x 6, but 4 x 4 is the most commonly used for property lines. Greenwood will prepare a revision to the ordinance for the board to review, that will include all bounds to be set.

7:15 PM – Lot Line Adjustment: Equine Properties, LLC & Vasilka Nicolova – tax maps 220.009.016 & 220.009.017 in the res/agr zone.

Paperwork is in order and abutters legally notified from the list provided by the applicant. The Nicolova land has since been sold, and the proper paperwork has been received from the new owner.

Motion made by Stevens, 2nd by Kennedy to accept jurisdiction: all were in favor.

John Krebs spoke on behalf of the applicants this evening. He said that the previous owner of the Equine lot (where the house is located) obtained a building permit that showed the garage opening on the front, but they built a 3-bay, end opening garage. When Equine bought the property, they paved the driveway and then discovered that the driveway encroached onto the abutters land. The LLA plan shows the property line along the driveway being adjusted so that the driveway runs along the line, and does not encroach. Greenwood stated that our current ordinance does not require any setbacks for driveways.

Abutter Vasilka Nicolova sent a letter of support for this application that will be placed on file.

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The applicant submitted a request to waive the requirement to have an engineering review. Motion made by Kennedy, 2nd by Magnusson to waive the requirement: all were in favor.

Motion made by Stevens, 2nd by Magnusson to conditionally approve the application for 90 days, contingent upon the receipt of the new deed for lot B: all were in favor. Krebs thanked the Board.

Pratt suggested that there be a requirement for a setback for driveways, from abutting property lines. Greenwood will draft language for the board to consider. He will also draft wording to change the front setback on Pine Road from 125 feet to 75 feet. Members agreed that when the setback for the commercial zone was changed from 75 feet to 125 feet, the intent was to be for Rte 125 only, to allow room for highway expansion. In addition to the above, Greenwood will prepare and update to the Flood Plain Regulations for discussion.

Motion made by Pratt, 2nd by Magnusson to adjourn at 7:55. All were in favor.

Respectfully Submitted,

Kathy St. Hilaire
Administrative Assistant
Brentwood Planning Board