

Brentwood Planning Board

Minutes

August 4, 2016

Members Present: Kevin Johnston, Vice Chairman Mark Kennedy
Steve Hamilton Lorraine Wells

Minutes – Mail – Board Business

Vice Chairman Johnston opened the meeting at 7:00

The manifest was signed.

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

7:00 Public Hearings

Continued Hearing – Site Plan Review: Catapano: senior housing development – tax map 212.034

Christian Smith of Beals Associates spoke on behalf of the applicant this evening. Applicant Frank Catapano was also present. Smith said that the nitrate study was done, (on file) as requested by the Board. Building elevations have been added to the plan and have addressed most of Steve Cummings comments. With regards to the back land in contention, Catapano said they have asked that be removed, and Smith said that this area does not affect this proposal, as it does not affect the density calculations. There are no street lights, only safety lighting and this will be noted on the plan. Smith said that the 4 foot shoulder provides walking area for the residents. He said residents cannot plant outside of their Limited Common Area (LCA), and Catapano will put pins along the corners of the LCA and the right-of – way to delineate those areas. With regards to the mailbox location, Smith said the post office will determine whether there will be a kiosk or individual boxes at each home. He said they can add a note to the plan that if individual mailboxes, the face of the mailbox will be 4 feet from edge of pavement. If there is a kiosk, it will be located by the club house. Plans will reflect either the kiosk or individual mailboxes. Members agreed that, based on the recommendation of counsel, that the condo documents do not need to be reviewed by town counsel. They are not proposing any sign for this site.

Motion made by Hamilton, 2nd by Kennedy to grant a conditional approval to December 1, 2016, contingent upon the following:

1. Add pins at the corners of the LCA and ROW
2. Add either a note to the plan that the face of each mailbox shall be a minimum of 4 feet from the edge of pavement, or show the location of the mailbox kiosk.
3. Satisfy Greenwood’s comment number 7 and 18.
4. Receipt of all state permits
5. Satisfy any outstanding comments from Steve Cummings
6. Receipt of the bond for erosion control, drainage improvements, road construction, etc., approved by town engineer
7. Receipt of landscape bond, to insure maintenance past the first year – approved by town engineer.
8. Receipt of \$2,000 to be put into escrow for inspections, etc.

Motion carried by unanimous vote. Catapano and Smith thanked the Board for their time this evening.

New Hearing – Lot Line Adjustment and 2 lot subdivision: Head & Prescott fifty-four Realty Trust, tax map 210 lots 38 & 40

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

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

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Randy Donkers of Amerisite Land Survey spoke on behalf of the applicant this evening. Applicant Norman Head plus several abutters were present for this hearing. He said they are proposing to separate the house from the business and do a lot line adjustment with one of the abutters on Prescott Road. Donkers said the wells are existing, not new and the lots meet all of the requirements. Greenwood's comments note that the starting size of each lot in acres and square feet as well as the ending sizes of each and not shown. Donkers will add this information to each lot. Only sheet one will be recorded at the registry. Hamilton said that, per Greenwood's comments, a new deed should be provided to the PB. The buildings pre-date the wetland ordinance.

Motion made by Hamilton, 2nd by Wells to conditionally approve the Lot Line Adjustment to December 1, 2016, contingent upon adding the before and after lot sizes on each lot, and making the corrections noted on Cummings comments number 1 and 3: all were in favor.

Greenwood's comments for the subdivision plan were reviewed at this time. Donkers said the septic systems are not new. He said there is an iron pin shown on the plan to be set, half way down the new property line that exceeds 400 feet. They are not proposing new septic systems. Members agree that the wells are existing, not new, and no radius will be required. The plan shows the sign within the ROW and will need to be moved. Driveways shown on the plan are existing, not proposed. Note 11 on sheet 2 needs to be corrected to reference the correct lot. There is only one test pit in each of the two 4 K areas, where two are required. There was discussion on this because RCCD, the town's agent witnessed this and is aware of the town's requirements. This is a zoning ordinance and cannot be waived by the Board. St. Hilaire will contact RCCD about this.

Donkers asked for a conditional approval, contingent upon getting the test pits done.

Motion made by Hamilton, 2nd by Kennedy to grant a conditional approval to December 1, 2016, contingent upon the following: having two test pits within each 4 K area, correct note 11 and a note on the plan that the sign will be moved. All were in favor. Donkers and Head thanked the Board for their time this evening.

New Hearing – Site Plan Review: Varsity Wireless tax map 218.054

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

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

Francis Parisi of Varsity Wireless spoke on behalf of the applicant this evening. Property owner Dana Clay and several abutters were present. Parisi said this meets all zoning requirements. They are proposing a 150 foot tall monopole tower on the 21 acres of undeveloped land. This will be a 75 foot by 75 foot fenced in compound that will also contain ground based telecommunications equipment. Town Planner Glenn Greenwood's comments were discussed at this time. Parisi said they will provide an electronic format, but asked if they could waive the requirement to record the site plan and Hamilton said they will need to record the plan.

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Town engineer Steve Cummings comment letter was reviewed at this time. Parisi said they will add check dams. Cummings letter asks where does the storm water ends up and what is the impact to Crawley Falls Road and culvert? Parisi said they did not do drainage calculations because there is no increase in impervious surface. He asked that the requirement for drainage calculations be waived, and members want Parisi to contact the town engineer with regards to Cummings concerns in his General Comments and his Drainage Concerns. Parisi asked that the site plan be approved, and then they will do more invasive soil testing and add the detail to the construction drawing for the building inspector in connection for a permit. He said it would be difficult to give soil information because the site is undeveloped and very hard to get to. He said they design the foundation, based on the soil analysis, but without a roadway, they can't get there. Parisi said the plans show proposed propane tanks, and they are not planning on them at this time, but want them on the plan in the event a future client wants a generator on site.

Parisi showed photos of the balloon test they had done, and a photo of a tower, similar to the one proposed. The tower will be seen by one neighbor, who asked if it could be moved at all, and Parisi said with the slopes and wetland, that is not possible. Parisi said their lease area is 75' x 75', and they will clear about a 60 x 60 area and a 20' wide driveway for access. The Board asked that Parisi speak with Cummings to clear up any of Cummings questions and come back to the Board at their next meeting. The Board encourages the applicant to have discussion with the local government agencies (for public safety) who may have an interest in using this tower, and Parisi agreed. He said the equipment on site goes into metal cabinets, and any noise will be like a small fan will be shielded by the cabinet.

Property owner Dana Clay spoke and said he has to sell this parcel, but this tower allows him to keep it and not develop it, saying this will be a silent neighbor.

Motion made by Hamilton, 2nd by Kennedy to continue this hearing to September 1, 2016 at 7:00 pm: all were in favor. Parisi thanked the Board for their time this evening.

Motion made by Hamilton, 2nd by Kennedy to approve the minutes of June 16: the motion carried with Johnston and Wells abstaining as they were not present.

Board Business

The Board signed the affidavit, prepared by Greenwood, for the Brentwood Park, LLC, to be recorded at the registry.

The Board received a letter from the DMV, asking if Nextcar can hold a wholesale dealer's license at tax map 208.032. This will be tabled until the next PB meeting.

Motion made by Hamilton, 2nd by Kennedy to adjourn at 9:02: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire
Administrative Assistant,
Planning Board