

**Brentwood Planning Board  
Minutes –December 17, 2015**

Members Present:     Bruce Stevens, Chairman     Kevin Johnston, Vice-Chair  
                          Mark Kennedy                     Steve Hamilton  
                          Ken Christiansen, BOS Rep     Lorraine Wells, Alternate  
Glenn Greenwood, Circuit Rider Planner

Chairman Stevens opened the meeting at 7:00 pm.

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

The DMV sent a letter asking if Nici Automotive can hold a Dealer's License at 106 Route 125 (tax map 217.026). Nici also sent a letter (on file) that said (in part) that he will only use his allotted parking spaces, and that Good Buy Auto previously held a Dealer License at this location, but is no longer there.

Motion made by Kennedy, 2<sup>nd</sup> by Hamilton to approve the use, and authorize Stevens to sign the form: all were in favor.

At the last meeting, members asked that the owner of BVC Auto (tax map 208.077) be contacted to meet with Greenwood, regarding an office trailer that is on the site, but not on an approved site plan. St. Hilaire said that owner Dave Clark met with Greenwood on the 16<sup>th</sup>, and explained that the trailer is within the footprint of the garage shown on their approved plan. The garage had burnt down several years ago, and the trailer is much smaller than the approved footprint. Greenwood told Clark at their meeting that this is allowed since it is within the garage footprint, and that there is no further action necessary required.

Motion made by Kennedy, 2<sup>nd</sup> by Hamilton that this is allowed, as discussed with Greenwood: all were in favor.

Motion made by Kennedy, 2<sup>nd</sup> by Stevens to approve the Dec 3 minutes. The motion carried with Hamilton, Johnston and Christiansen abstaining as they were not present.

The Board received two RFP's for Water Surface Testing, one from Truslow Resource Consulting, LLC and one from Geosyntec Consultants. The estimates given were within several hundred dollars of each other.

Motion made by Stevens, 2<sup>nd</sup> by Kennedy, sign a contract, not to exceed \$8,900, and to authorize Greenwood and St. Hilaire to review the contracts and make the selection: all were in favor.

**Public Hearing for Consideration of amending the Brentwood Zoning and Land Use Document as it pertains to the Town's Wetland, Shoreland and Aquifer Protection Districts , and amend the building code to cite proper building code references, to reflect actual codes used.**

At 7:30 Stevens opened the public hearing for discussion on the zoning amendment proposals.

Danna Truslow of Truslow Resource Consulting was present for this discussion. Also present were residents Phyllis Thompson and Doug Cowie.

PB members read separate letters from residents Butch Whitehouse and Rob Wofchuck. In part, Whitehouse's letter asked that the PB consider not making any changes to the current ordinances, that Brentwood already has more stringent regulations than required by the state. Wofchuck's letter said, in part, that he anticipated more substantive changes, and asked the PB to reconsider several of the proposed changes specified in his letter. Both letters will be kept on file. Thompson said she is concerned about property rights being taken away, and Kennedy agreed.

Truslow presented several modifications that she would like the Board to consider. Members agree to change all references to *toxic and hazardous substances* to *regulated substance* as defined under definitions and as it appears in

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the NH Model Ordinance. Members do not want to change the Wildlife and habitat development and management in the Wetland proposal.

Motion made by Hamilton, 2<sup>nd</sup> by Wells to hold a public hearing January 7, 2016 at 7:00 pm, for consideration of amending the Wetland Ordinance as presented tonight, including the above mentioned reference to toxic and hazardous substances: all were in favor.

Thompson asked if the entire ordinance will need to be on the ballot, and Greenwood will contact counsel regarding this.

The Shoreland Ordinance updates were reviewed, and as an editorial change, Truslow will add a description of Vegetative Buffer back in to 700.004.004.005 that was accidentally omitted.

Motion made by Stevens, 2<sup>nd</sup> by Wells to add “as defined in 700.004.002.002” to refer to definition of major rivers and their tributaries under Purpose: all were in favor.

Truslow will change any out of date references in 700.004.005 in the BMP’s, and delete the out of date reference in the Forest Management section, last line. She will also make an editorial change in 700.004.006 Conditional Uses, Section B, 4 to replace 700.004.003 with 700.004.004.

Motion made by Johnston, 2<sup>nd</sup> by Hamilton to hold a public hearing January 7, 2016 at 7:00 pm for consideration of amending the Shoreland Ordinance as presented and discussed tonight: all were in favor.

Within the Aquifer Protection Ordinance, Section 700.003.002.001 will be updated to reflect current references and Truslow will provide an updated Stratified Drift Aquifer map.

Motion made by Johnston, 2<sup>nd</sup> by Christiansen under Section 700.003.003.002 C, to change the impervious surface coverage to 30 %. The motion carried with Kennedy opposing.

Motion made by Johnston, 2<sup>nd</sup> by Christiansen under Section 700.003.003.006.001 C, change to read as follows: Groundwater supply development projects that withdraw more than 20,000 but less than 57,600 gallons per day from a particular site or property. Withdrawals of 57,600 gallons per day or greater require a Large Groundwater Withdrawal Permit as detailed in Env-Wq403. The motion carried by unanimous vote.

Motion made by Hamilton, 2<sup>nd</sup> by Johnston to hold a public hearing January 7, 2016 at 7:00 pm for the Aquifer District proposals: all were in favor.

Truslow will provide the PB with final clean copies to be available after the public notice. Greenwood and Truslow will put together information on these proposals for the Brentwood News Letter. Stevens thanked Truslow for her all her time spent on this.

Stevens said he spoke with Mike Sanborn about his excavating on Industrial Drive. Sanborn agreed to meet with Greenwood the next time Greenwood is in Brentwood. St. Hilaire will schedule the appointment.

Motion made by Hamilton, 2<sup>nd</sup> by Johnston to adjourn at 8:55 pm: all were in favor.

Respectfully submitted,  
Kathy St. Hilaire  
Administrative Assistant  
Brentwood Planning Board