

**Brentwood Planning Board**

**February 18, 2016**

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

Chairman Stevens opened the meeting at 7:00 pm.

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

**7:00 Public Hearing:**

**Design Review Hearing:** Senior Housing Development – tax map 212.034

Christian Smith of Beals Associates, LLC spoke on behalf of the applicant this evening. Also present was applicant Frank Catapano as well as many residents. Smith explained that this is a preliminary discussion with the Planning Board. He said wetlands on the property have been flagged by Gove Environmental but not yet submitted. While the plan this evening shows approximately 11.3 acres, Greenwood said that the town tax map actually lists it as having 14 plus acres, and therefore would not require a Conditional Use Permit. Smith said they have not yet surveyed the property, or done any test pits. He said that there would be no wetland impact within the developed area. The proposal is for 20 free-standing homes that will all be 2 bedroom homes with 50 foot building separation. Anything less than 50 feet would require a variance from the Zoning Board of Adjustment. Greenwood said that the requirement for the roadway pavement within a Senior Housing development is 32 feet, that anything less would require ZBA relief. This will be a condominium-type development, with a homeowners association.

Smith said they will be proposing a fire cistern for this project. When asked, Smith stated that a community house (as required by zoning) could be placed beyond the end of the cul-de-sac. Smith, Catapano and the Board answered many questions from the residents present. Members of the audience were reminded that tonight's meeting was for preliminary discussion only, with no votes or decisions to be made; that when a formal application was presented, most of those questions would be answered within the application package submitted. Smith said they thought it would be a couple months before a formal application would be completed.

Having no further discussion, Stevens closed the hearing. Smith and Catapano thanked the Board for their time this evening.

**Board Business**

Greenwood said that he met with a commercial developer who is interested in a parcel close to the Epping town line and that they will be meeting with the Epping BOS on March 1 to discuss bringing their water and sewer to this site. Greenwood suggested that members of the Brentwood PB attend, if possible to hear this discussion.

Motion made by Hamilton, 2<sup>nd</sup> by Bergeron to approve the February 4 minutes. The motion carried with Christiansen and Wells abstaining, as they were not present.

Stevens signed the Truslow contract for the Surface Water Testing to be done later this year.

Motion made by Hamilton, 2<sup>nd</sup> by Bergeron to adjourn at 8:15: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire  
Administrative Assistant,  
Planning Board