

**Brentwood Planning Board**

**January 7, 2016**

Members Present: Kevin Johnston, Vice-Chair Steve Hamilton  
Mark Kennedy Matt Bergeron  
Ken Christiansen, BOS Rep Lorraine Wells, Alternate

Vice Chairman Johnston opened the meeting at 7:00

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

Motion made by Hamilton, 2<sup>nd</sup> by Bergeron to approve the December 17 minutes with the following correction on page 2: correct the 9<sup>th</sup> paragraph to read as follows: *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.*

**7:00 Public Hearings:**

**Site Plan Review: Silver Granada Realty, tax map 205, lots 12 and 13**

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

Motion made by Hamilton, 2<sup>nd</sup> by Wells to accept the application: all were in favor.

Eric Weinrieb of Altus Engineering spoke on behalf of the applicant this evening. Applicant Garrett Scholes was also present. There were no abutters present for this hearing.

Weinrieb said the wetlands have been mapped on the plans and septic is on the plan as well and have submitted to RCCD and the state this design for approvals. They have received a variance from the Zoning Board of Adjustment (on file) for filling in the wetlands, and have applied to the state for their wetland permit. They have also filed their Alteration of Terrain permit application.

They are proposing four buildings for self-storage, 3 will be 30' by 204' and the fourth will be 20' by 204'. There will be a gravel area for the buses of the adjoining company. Weinrieb said that all these vehicles that are not road worthy are drained of all fluids prior to storing them. He said the drainage treatment will serve the existing area, as well as the new developed area.

The letter from SFC Engineering (on file) was reviewed at this time. The location of the Knox box will be added to the plan. Weinrieb will contact the BFD for the dimensions of their largest truck, to be able to demonstrate that they can access within 50 feet of any door. Revised plans will show the layout of the outside storage area, to ensure FD access. They will speak with Brentwood Fire Inspector Jon True with regards to a water source for fire suppression. Revised plan will show accessible parking, and access for the existing building. A note will be added to the plans regarding information about the LP tanks on site.

Town Engineer Steve Cummings letter was reviewed at this time. Weinrieb will take care of any outstanding issues. Members agree that since this is not a subdivision, there is no requirement for an intermediate lot line pin on boundaries that exceed 400 feet in length. A note will be added to the plans that any non-road worthy vehicles will be drained of fluids. Scholes said his wholesale dealer's license allows the storage of unregistered vehicles. Weinrieb will add a note to this plan.

Greenwood's letter was reviewed next, and they will take care of any outstanding issues. Greenwood supports both waiver requests, Section 9.7 Security and Section 9.8.4.2 High Intensity Soil Survey.

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Motion made by Kennedy, 2<sup>nd</sup> by Hamilton to grant a Conditional Use Permit for construction within the wetland and buffer, in accordance with RSA 674:21.II and Brentwood's Land Use Document, Article 700.002.009.001

That this meets criteria A: all in favor.

That this meets criteria B: all in favor.

That this meets criteria C: all in favor.

Criteria D is not applicable

The motion to grant the Conditional Use Permit carried by unanimous vote.

Motion made by Kennedy, 2<sup>nd</sup> by Hamilton to grant a Conditional Use Permit for construction within the Aquifer Protection District, in accordance with RSA 674:21.II and Brentwood's Land Use Document, Article 700.003.003.006

That this meets criteria A: all in favor.

Criteria B is not applicable.

That this meets second criteria A: all in favor.

That this meets second criteria B: all in favor.

That this meets criteria C: all in favor.

Criteria D is not applicable.

The motion to grant the Conditional Use Permit carried by unanimous vote.

Having no further discussion, Weinrieb asked to continue this hearing to the first meeting in February.

Motion made by Hamilton, 2<sup>nd</sup> by Bergeron to continue this hearing to February 4<sup>th</sup> at 7:00 pm: 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.**

Johnston opened the hearing for discussion on the above mentioned amendment proposals (on file). Resident Phyllis Thompson was present and said she had no questions.

Motion made by Christiansen, 2<sup>nd</sup> by Hamilton to put the Building Code amendment on the March 2016 ballot: all were in favor.

Motion made by Hamilton, 2<sup>nd</sup> by Bergeron to put the Wetland Amendments on the March 2016 ballot: all were in favor.

Motion made by Hamilton, 2<sup>nd</sup> by Bergeron to put the Shoreland Amendments on the March 2016 ballot: all were in favor.

Motion made by Hamilton, 2<sup>nd</sup> by Bergeron to put the Aquifer Amendments on the March 2016 ballot: all were in favor.

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The Board is in receipt of a request the NHDMV, asking if Ramy's Auto, LLC can hold both an auto inspection license and a retail dealer vehicle license at 72 A Rte 125. This is tax map 217.023, Burke's property and the site has been previously approved for both.

Motion made by Kennedy, 2<sup>nd</sup> by Hamilton to approve both requests: all were in favor. Johnston signed both forms.

Have a request from the Bradsher Lot Line Adjustment (tax maps 212.036 & 40) for a 90 day extension to their conditional approval, while they finalize their paperwork.

Motion made by Hamilton, 2<sup>nd</sup> by Bergeron to grant the request: all were in favor.

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

Respectfully Submitted,

Kathy St. Hilaire  
Administrative Assistant,  
Planning Board