

**Brentwood Planning Board  
Minutes – June 7, 2012**

Members Present:        Bruce Stevens, Chairman                     John Kennedy, Vice-Chair  
                                 Doug Brenner, Secretary                     Kevin Johnston  
                                 Rob Wofchuck                                     Steve Hamilton, Alternate  
                                 Glenn Greenwood, Circuit Rider Planner

**Minutes – Mail – Board Business**

Chairman Stevens called the meeting to order at 7:00.

Member Bob Magnusson sent a note that his work schedule will be changing in 4 to 6 weeks, and he will be able to attend meetings on a more regular basis.

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

Motion made by Kennedy, 2<sup>nd</sup> by Wofchuck to approve the May 17 minutes: all were in favor.

The manifest was signed.

**Continued Hearing: Site Plan Review – M & T Holdings tax map 205.006**

Mike Schlosser of MJS Engineering spoke on behalf of the applicant this evening. Also present was Chris Zickell of M & T. There were no abutters present. Greenwood's comments were reviewed at this time. The wetland scientist will stamp the final plan for recording. Sheet C-1 will be recorded and the PB will be provided with a CD of the final plan for the files. MJS provided a response letter (on file) that answered the comments from town engineer Steve Cummings and fire consultant Nick Cricenti of SFC Engineering. They have added the LOMA bounds to the plan, and the USGS benchmark. Note 11 was been amended to include reference to the fire hydrant. Revised have been made more clear and the maintenance notes have been revised to increase the inspection to after heavy rains.

Schlosser had provided a letter from Engineering Planning & Management, Inc, their fire consultant, who responded to the previous letter from Cricenti. EPM also provided a fire water supply analysis. Both of these were forwarded to Cricenti today. Schlosser said they are currently testing the pump and testing the dust to try to lower the hazard classification. Kennedy said they are still waiting to see if the quantity of water available is enough for fire suppression, and Schlosser said that will be resolved after the pump and dust test. The Board will need a letter of approval from Cricenti regarding any fire suppression proposal, and Cricenti will forward any information to Gary Raymond of the BFD.

Motion made by Kennedy, 2<sup>nd</sup> by Wofchuck to grant a conditional approval to October 4, 2012, contingent upon the following:

1. Approval from fire consultant SFC Engineering
2. Receipt of the CD.

The motion carried by unanimous vote. Schlosser and Zickell thanked the Board for their time this evening.

**Brentwood Planning Board  
Minutes – June 7, 2012**

**Design Review Hearing: Richard Trendezza, LLC tax map 224.084 – Workforce housing proposal**

Paperwork is in order and abutters legally notified from the list provided by the applicant. Christian Smith of Beals Associates spoke on behalf of the applicant this evening. Also present was property owner John Lariviere. There were many abutters present. Stevens explained that a Design Review Hearing is for non-binding discussion between the applicant and the PB; that no votes are taken or decisions made. Greenwood provided the audience with a brief explanation of the Workforce Housing Ordinance, state requirements, etc.

Smith said this parcel had previous approval for an 18 unit senior housing development, but never developed due to the economy. He said they are proposing a private road with community wells and septic. The parcel is just under 9 acres and will need a Conditional Use Permit for both the reduced acreage and also for a wetland crossing. He said they will meet the current stormwater management ordinance. Plan shows 17 detached condominiums. Fire suppression will be by way of sprinkler systems in the homes. The lot can have a maximum of 28 bedrooms. Wofchuck stated that he thinks this is a small area for the density proposed and several members agreed. Abutters and residents present expressed concern over the amount of traffic to be generated on South Road; that they already have two subdivisions on their road. Lariviere said the plan tonight is just for reference; he plans on building 10 -12 homes, and not the 17 shown.

Stevens said the land is viable for development, meets town standards and the PB cannot legally disallow.

Brenner suggested checking the current housing prices to see what might qualify for the workforce housing pricing. Having no further discussion, Stevens declared the hearing closed. Smith and Lariviere thanked the Board for their time this evening.

**New Hearing: Site Plan Review – Rte 125, LLC tax map 209.011**

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

Motion made by Kennedy, 2<sup>nd</sup> by Wofchuck to accept jurisdiction: all were in favor. Applicant/owner Bob Bent was present for this hearing. There were no abutters present.

Bent said they will use the house as an office for accounting, estimating and construction engineering functions. The building out back and the cleared area will be used to store tools, construction equipment, and do some fabricating of piping. They will make no modifications to the house. He said they will have 3 to 5 employees at the site, and maybe two months out of the year have 3 to 5 people working doing prefabrication of piping. Greenwood's comments state that this property has been used in the same manner by the previous owner as a home occupation. This is an as-built plan review with the change being the business is now

**Brentwood Planning Board  
Minutes – June 7, 2012**

commercial with no residential aspect. Bent said they own pick-up trucks and trailers, but no big tractor trailers. They may have 4 or 5 tag along or car hauler type trailers on the facility, but no big trucks. He will add the sign location to the plan and have the plan stamped by a wetland scientist, and an emergency key box should be indicated in a plan note. The plans were sent to town engineer Steve Cummings, and he called the PB office to say that there is no construction taking place, and he has no comments. Fire consultant Nick Cricenti said in his comment letter that the fire pond located near this property will provide sufficient water for fire-fighting purposes. He also stated that there needs to be a note added to the plan regarding the emergency keybox, the location to be approved by the BFD and PD. Members asked that hours of operation be added to the plan: 6:00 am to 8:00 pm.

Motion made by Wofchuck, 2<sup>nd</sup> by Kennedy to grant a conditional approval to October 4, 2012, contingent upon the following:

1. Plan stamped by the wetland scientist
2. Add a note that an emergency keybox will be provided for on-premises in a location that is agreed upon between the applicant and the police and fire chiefs.
3. Add a note that the hours of operation are 6:00 am to 8:-00 pm.
4. Provide the PB with an electronic (CD) copy of the plan.
5. Add sign location to the plan

The motion carried by unanimous vote. Bent thanked the Board for their time this evening.

Motion made by Wofchuck, 2<sup>nd</sup> by Hamilton to adjourn at 9:15: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire,  
Administrative Assistant,  
Brentwood Planning Board