

**Brentwood Planning Board
Minutes – March 7, 2013**

Members Present: Bruce Stevens, Chairman Kevin Johnston
 Bob Magnusson Steve Hamilton
 Doug Brenner Mark Kennedy, alternate
 Glenn Greenwood, Circuit Rider Planner

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

7:00: Continued Hearing: 2 Lot Subdivision – Buckley tax map 222.053

Motion made by Magnusson, 2nd by Hamilton to give Kennedy voting rights: all were in favor.

Joe Nichols of Beals Associates was present on behalf of the applicant this evening. There were no abutters present. The PB is in receipt of a letter from RCCD, stating that their previous concerns have all been addressed. The only outstanding comment of Greenwood's is for the PB to receive a copy of the plan on CD. Nichols stated that the 200 foot frontage has been confirmed by the surveyor, to the center of the bridge, and the proposed house block has been redone to meet the 40 x 80 requirement. The Board is also in receipt of the state subdivision approval.

Motion made by Magnusson, 2nd by Hamilton to grant a conditional approval to July 18, 2013, contingent upon receipt of the CD file: all were in favor. Nichols thanked the Board for their time this evening.

Motion made by Magnusson, 2nd by Kennedy to approve the February 7th minutes: the motion carried with Brenner abstaining as he was not present.

Motion made by Magnusson, 2nd by Hamilton to approve the February 21st minutes: the motion carried with Kennedy, Johnston and Brenner abstaining as they were not present.

The Board is in receipt of a request from NEI Holdings, asking permission to pour a 10 x 30 cement pad, in accordance with Site Plan Regulation Section 4.1.3.1.

Motion made by Magnusson, 2nd by Kennedy that this meets the criteria of not requiring a site plan review, and to allow the construction of the 10 x 30 pad: all were in favor.

The Mylar for M & T Holdings was approved by Greenwood and signed by the Board.

The Mylar for the Mitchell (Nesbit) conservation subdivision was also approved by Greenwood and signed by the Board.

The Board received request from the Board of Selectmen asking the PB to consider including proposed driveway locations on all future subdivision plans, to prevent any impending discrepancies. Brenner said that often times the locations change with the potential homeowner and Stevens said to require this would mean that any changes would have to come back to the PB for approval, via a public hearing. Members agree that while they can *ask* applicants to show proposed driveways under certain conditions, it is not practical to require it.

Respectfully Submitted,

Kathy St. Hilaire
Administrative Assistant,
Brentwood Planning Board