

**Brentwood Planning Board
Minutes –November 6, 2014**

Members Present: Bruce Stevens, Chairman Kevin Johnston
 Jane Byrne, BOS rep Mark Kennedy
 Rob Wofchuck Glenn Greenwood, Circuit Rider Planner

7:00 open

Minutes – Mail – Board Business

Chairman Stevens opened the meeting at 7:00 pm.

Many of the Spruce Ridge residents were present to discuss the locations of their mailboxes. They had met with the Board of Selectmen on October 21, who recommended they meet with the PB. The developer has requested that the town take ownership of the 50 foot right-of-way, and one of the items that need to be compliant is the mailbox locations, most of which are not. Spruce Ridge resident Chris Morrow spoke on behalf of the residents, asking for improved communication with the town, that they were just recently told that the mailboxes had to be moved and they prefer to not to have to move them if they can come to an agreement with the town. Stevens said that the town communicated with the developer throughout the construction, and he was aware of the regulation. Resident Amy Nelson was upset that orange paint was used to mark her flower bed, (that extends to the pavement edge) to show how far back that needed to be moved. Stevens said that the town needs to be able to plow the road and shoulder, to protect the integrity of the roadway, for run-off. He recommended that they meet at the site with the post office representative, town engineer Steve Cummings, any available residents and the developer, to determine a safe and compliant location of the mailboxes.

Motion made by Stevens, 2nd by Wofchuck to arrange the site walk for next week: all were in favor. The Nelson's will be notified of the day and time, to relay to the residents. Morrow and Nelson thanked the Board for their time this evening.

Motion made by Wofchuck, 2nd by Stevens to approve the October 16 minutes: the motion carried with Byrne, Wofchuck and Johnston abstaining as they were not present.

Motion made by Wofchuck, 2nd by Stevens to approve the October 18 site walk minutes. Kennedy, Stevens and St. Hilaire were the only ones present at the walk, and voted to approve.

NE Drag has requested an extension to their conditional approval for the conservation easement/lot line adjustment. The explanation was that RCCD wants further legal explanation for the title insurance for the 19 parcels involved.

Motion made by Byrne, 2nd by Wofchuck to extend the conditional approval to February 19, 2015: all were in favor.

Members signed the Nordin mylar for recording.

Members reviewed the subdivision regulations from Section 7.2 to Section 7.3.6.4. Greenwood and St. Hilaire are tracking the proposed changes to be compiled together, for a public hearing to take place at a later date.

Stevens reminded members to bring their RFP's to the next meeting for discussion.

Motion to adjourn at 9:15 made by Byrne, 2nd by Kennedy: all were in favor.
Respectfully Submitted,

Kathy St. Hilaire,
Administrative Assistant – Planning Board