

**Brentwood Planning Board
Minutes – November 15, 2012**

Members Present: Bruce Stevens, Chairman Kevin Johnston
 Rob Wofchuck Mike Hubbard, BOS rep
 Steve Hamilton, alternate Mark Kennedy, alternate
 Glenn Greenwood, Circuit Rider Planner

Minutes – Mail – Board Business

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

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

Motion made by Hubbard, 2nd by Kennedy, to give St. Hilaire voting rights: all were in favor.

The manifest was signed.

Motion made by Wofchuck, 2nd by Stevens to approve the November 1st minutes: the motion carried with Hubbard and Hamilton abstaining as they were not present.

The Board is receipt of a request from the developer of Idyllwood Drive to accept the road as a town road, and town engineer Steve Cummings has recommended the release of \$50,000 from the bond, that currently has \$54,117.30 plus interest. Stevens said it has been the Board's tradition to hold a site walk on roads that are going to be turned over to the town. Members agreed to hold a site walk this Saturday, November 17th at 9:00 am.

There was discussion on why the bond would be released prior to having the site walk. Stevens said the PB goes on the site walk, to recommend to the BOS that the road be accepted as a town road.

Motion made by Stevens, 2nd by Wofchuck to release the \$50,000, contingent upon the recommendation of members who attend the site walk: all were in favor.

7:00 pm: Continued Hearing: Site Plan Review – Trendezza, LLC work force housing development tax map 224.084

Christian Smith of Beals Associates spoke on behalf of the applicant this evening. Applicant/property owner John Lariviere was also present, as well as several abutters.

Revised plans were reviewed and discussed at this time. They provided two drawings of the potential homes to be built. All will have two-car garages, and they have designed the town ROW, and are proposing 22 feet of pavement, and a 50 foot radius cul-de-sac. He provided a turning radius for large vehicles, and will accommodate the town's largest fire truck. Smith said the measured the large fire truck at the station, and put on their "auto turn" program, which shows that they can make the turn in the cul-de-sac, and that two fire trucks can pass each other on the 22 foot wide pavement. He said the pavement around the circle is 26 feet wide. Plans now show bio-retention ponds that are "rain gardens", and treatment swales. Town engineer Cummings approves of this drainage plan. They are proposing 24 8 to 10 foot red cedar along the Zvodar side of the property for screening. He said the previously approved plan called for 20 scotch pines, planted every 20 feet. They will use a 30,000 cistern for fire suppression on the site, and there is a 12 foot pull-off area for access to the cistern. Greenwood asked that a landscape plan be provided with the plan set.

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A site walk will be held on December 1 at 9:00 am. Lariviere said they will stake the area of the proposed plantings prior to the walk, and stake every 100 feet where the road layout will be.

Hubbard asked about the road width, and Stevens said the applicant is asking for 22 feet, and not the standard 24. Stevens said that the Idyllwood road pavement is 20 feet, which was a request of the CC. He said the width of the pavement is predicated on the number of trips per day, etc. Town engineer Steve Cummings will be asked to attend the Dec 20 meeting, to explain road standards, cul-de-sac drainage, etc. Stevens said they will ask Cummings if, with a smaller pavement width is it good to extend the shoulder to 6 feet, and not the standard 4 feet. In Cummings letter, he recommends the reduction in the pavement width, and recommends one-way travel around the cul-de-sac, which the applicant will do.

The applicant has provided a storm water management plan, and Smith explained the plan. Each home will be guttered and water will go to the rain gardens. Smith said that at the last meeting the PB indicated that they prefer this be a town road, and they will do that. Some members prefer that it be a private roadway. Smith again said that is the message given from the Board at the last meeting. Smith said they show the limited common areas that give the residents more area to use, where they can have a swing set, etc, and have a waiver request to reduce the wetland setback from 50 feet to 25 feet, along the first four homes on the west side, to allow more yard use, so they do not show a separate recreation area. Lariviere said that with the 25 foot setback residents will have more yard to use. They will put up conservation medallions along the “no disturb” zone. Wofchuck said that his experience is that people mow into the no disturb zone, etc. Lariviere said they could address that within the condo documents. They will also put the medallions along the eastern side of the property that abuts Zvodar. The 4 workforce units will be spread out through the development.

At the last meeting the Board voted on Article 300.002.009.003 item 5, regarding the Conditional Use Permit. Members at that time voted in favor of items 5 A and 5 B, and voted to wait until tonight’s meeting to vote on 5 C, to allow the applicant time to complete the plans. Stevens read C, which goes as follows: *The proposed use complies with all other applicable sections of this ordinance.* Stevens said the Board’s concerns at the time was that they did not have the road design, septic areas, and all the relevant information, including stormwater, etc to determine that this was feasible. He said they are at that point now where they can take the vote. Smith said that Cummings concerns have been addressed with the exception of minor note additions to the plans.

Motion made by Stevens, 2nd by St. Hilaire to find in favor of item 5C of the conditional use permit: all were in favor, thereby granting the Conditional Use Permit.

Applicant has submitted a waiver from Subdivision regulation Addendum A (F) to reduce the pavement width from 24 feet to 22 feet.

Motion made by Wofchuck, 2nd by Kennedy to grant the waiver request. Hubbard asked if the road would be private or town owned and members replied that it would be a town road. The motion carried by unanimous vote.

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A waiver request from Subdivision of Land, Section 6.6 was also submitted to allow a modified cul-de-sac where a 100' radius is required, to reduce this to 50 feet, but will have 26 feet of pavement around the circle. Smith said that Cummings letter supports this request, and recommended that the cul-de-sac be marked "one way". This will also reduce the amount of impervious pavement. The fire truck will be able to make the turn. Smith said he sent the plan to the FD, but has not heard back.

Motion made by Stevens, 2nd by Hamilton to grant the waiver request for the radius reduction in the cul-de-sac. Voting in favor were Stevens, Hamilton, Johnston, Kennedy & St. Hilaire. Voting no were Hubbard and Wofchuck. Wofchuck said he wants more information.

The plans will be changed to reflect that all the culverts will be RCP pipe. Regarding the wetland crossing, which is 25 -30 feet in length, Smith requested a Conditional Use Permit, in accordance with Article 700.002.009.001

Motion made by Wofchuck, 2nd by Stevens to grant a Conditional Use Permit 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.

That this meets criteria D: all in favor.

That this meets criteria E: not applicable, as the crossing will not exceed 250 feet.

The motion carried.

The applicant requested a Conditional Use Permit in accordance with Article 300.002.009.003 item 19, to reduce the wetland buffer setback from 50 feet to 25 feet. Smith said that this will allow a better layout as it will give the homeowner more of a yard. Wofchuck is not in favor of this, because of the small size of the lot, and the fact that people ignore the buffer. He said the CC sees this as a problem all through town where residents are dumping their yard waste, etc within the buffer. Stevens said if the roadway were to be a private road with the condominium project, the houses could be closer to the road, there would be more yard area in the back. Wofchuck would prefer a private road. Lariviere said that this waiver is for the first 4 homes coming into the site, and if the Board is not in favor of it, it is not critical, but he said it is a minimal impact area that will create a better development. He said that they designed this layout with the roadway becoming a public roadway, and that is more important to him than the buffer reduction.

Motion made by Wofchuck, 2nd by Hubbard to deny the waiver request for the reduction in the wetland buffer. Those voting in favor of the motion were Wofchuck, Stevens, Hubbard, Johnston and Hamilton. Voting against the motion were Kennedy and St. Hilaire. The motion to deny the waiver request passed. There were no questions from the abutters.

Motion made by Johnston, 2nd by Wofchuck to continue to December 20th at 7 pm: all were in favor. Smith and Lariviere thanked the Board for their time this evening.

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7:00 pm: New Hearing: Lot Line Adjustment & Subdivision - Deer Hill Farm Trust tax map 206.045 and 206.046

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

Motion made by Johnston, 2nd by Stevens to accept the application: all were in favor.

Tim Lavelle of Lavelle Associates was present and spoke on behalf of the applicant this evening. There were no abutters present.

Lavelle said they are proposing to swap .45 acres from lot 46 to lot 45, giving lot 46 5.27 acres. Lot 45 will then have 5.25 acres and then subdivided into 2 building lots, one having 3.14 acres and the other will have 2.11 acres. He said they have received their state subdivision permit, and provided a copy for the records. Lavelle had received the town engineer's comments, and corrected the plans accordingly. No wetland crossings will be needed for the driveways. He will satisfy any outstanding issues from Greenwood's & Cummings comment letters.

Motion made by Wofchuck, 2nd by Hamilton to grant a conditional approval to February 21, 2013, contingent upon satisfying any outstanding issues in Greenwood's and Cummings letters, and the receipt of sample deeds for the newly created lots: all were in favor. Lavelle thanked the Board.

The Board is in receipt of a request from 180 Rte 125 for a 60 day extension to their conditional approval.

Motion made by Wofchuck, 2nd by Hubbard to grant the extension to January 17, 2013: all were in favor.

Greenwood said that he spoke with the owner of The Provider and tax map 205.012, on Pine Road, and they would like to put a paint booth in the building that previously had a paint booth, and asked if a new site plan was required. Stevens said no, that the same thing happens at Gigante Park all the time: someone moves out and another moves in. Stevens said they could see the fire department.

The owner of Hayward Realty will be contacted to see when the PB can expect their amended site plan, as they are currently out of compliance.

Motion made by Wofchuck, 2nd by Hamilton to adjourn at 9:30: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire,
Administrative Assistant,
Brentwood Planning Board