

**Brentwood Planning Board  
Minutes – November 1, 2012**

Members Present:	Bruce Stevens, Chairman	John Kennedy, Vice Chair
	Kevin Johnston	Rob Wofchuck
	Mark Kennedy, alternate	Glenn Greenwood, Circuit Rider Planner

**Minutes – Mail – Board Business**

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

The manifest was signed.

Motion made by Wofchuck, 2<sup>nd</sup> by Johnston to approve the minutes of October 18: all were in favor.

The Kennedy's arrived at this time.

Motion made by Johnston, 2<sup>nd</sup> by Wofchuck to give Mark Kennedy and St. Hilaire voting rights: all were in favor.

Motion made by Wofchuck, 2<sup>nd</sup> by Johnston to hold a public hearing on Dec 6<sup>th</sup> at 7:00 pm for accepting the Capital Improvements Program and the Open Space Chapter of the Master Plan: all were in favor. Greenwood will contact Bud Com member John Lyons to see if they have any comments regarding the CIP.

Motion made by Kennedy, 2<sup>nd</sup> by Johnston to hold a public hearing December 6<sup>th</sup> at 7:00pm for discussion on repealing the Workforce Housing Ordinance: all were in favor.

J. Kennedy said that it needs to be explained in the Brentwood News Letter why the Board is deleting this ordinance.

There was discussion on amending the Town Center District ordinance, to add language to allow some outside display. Greenwood will draft language for discussion.

Motion made by J. Kennedy, 2<sup>nd</sup> by Johnston to hold a public hearing on December 6<sup>th</sup> at 7:00 pm, for amending the Town Center District ordinance: all were in favor.

There was discussion regarding Article 700.002.009 Conditional Uses. Members felt that item D should be removed, which reads as follows: *Economic advantage alone is not reason for the proposed construction.*

Regarding Article 700.003.003.005 D that reads as follows *the proposed use complies with all other applicable section of this Article.* Members felt that this was redundant, that all plans must comply to get PB approvals.

Motion made by Stevens, 2<sup>nd</sup> by J. Kennedy to hold a public hearing on December 6<sup>th</sup> at 7:00 pm for discussion on removing item D from 700.002.009, and item D from Article 700.003.003.005: all were in favor.

Wofchuck said that last spring a representative from the REDC met with the Board to discuss zoning designations that can be used to encourage business, that the state has an economic revitalization zone tax credit. He would like to see that on the ballot. Greenwood will contact the REDC for more background information, to see if this is something that can be done for town meeting, as this is a zoning amendment.

Motion made by Wofchuck, 2<sup>nd</sup> by J. Kennedy to hold a public hearing on December 6<sup>th</sup> at 7:00 pm for discussion on creating a specific, designated zone for economic development or revitalization: all were in favor.

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Greenwood said that Dennis Hayward met with him and is preparing an amended plan to submit to the PB.

Stevens said the Plan NH application for 2013 will cost \$5,000 and the PB will put that in as a warrant article. The Board received an estimate from Bruce Mayberry for updating the impact fee schedule. The school portion would be \$6,500 - \$7,500 dollars, and the non-school fees would be in the \$3,500 - \$5,000 range. Stevens said that the PB proposed 2013 budget request included the non-school portion, and that the selectmen asked the school board to consider the school portion in their budget.

Stevens and Greenwood will draft a letter for the BNL for the proposed zoning amendments the first of the year.

Stevens will meet with Greenwood on November 14<sup>th</sup> to go over the proposed zoning amendment language.

Motion made by Wofchuck, 2<sup>nd</sup> by Johnston to adjourn at 8:05 pm: all were in favor.

The mylar for the NEI site plan and the Sharpe subdivision was signed by the Board.

Respectfully Submitted,

Kathy St. Hilaire,  
Administrative Assistant,  
Brentwood Planning Board