

**Brentwood Planning Board  
Minutes –September 18, 2014**

Members Present:     Bruce Stevens, Chairman     Kevin Johnston  
                                 Jane Byrne, BOS rep                     Steve Hamilton  
                                 Mark Kennedy                                     Rob Wofchuck

Also present: Nick Cricenti of SFC Engineering

**7:00 open**

**Minutes – Mail – Board Business**

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

Motion made by Wofchuck, 2<sup>nd</sup> by Hamilton to approve the September 4 minutes: all were in favor with Wofchuck abstaining as he was not present.

The Board is in receipt of a request from Bayside Distributors requesting the release of their Letter of Credit being held in the amount of \$107,533.00. Town Engineer Steve Cummings has sent his recommendation to release the bond in its entirety, as all work has been completed to specifications.

Motion made by Wofchuck, 2<sup>nd</sup> by Hamilton to release the bond: all were in favor.

Wofchuck asked if the PB is interested in applying for a 2015 Local Source Water Protection Grant, which must be submitted by November 3, 2014. The purpose of this grant would be to review the town's Aquifer and Shoreland ordinances, saying they have not been updated in about twenty years. Truslow Resource Consulting, LLC has provided an estimate of \$1,200 for the grant research and writing, and stated that they first would do an initial "does it make sense" conversation with DES, and if the Des response was negative, the costs would end at \$150.00. Circuit Rider Planner Glenn Greenwood supports this in his comments provided to the Board for this meeting. Johnston arrived at this time.

Wofchuck said that both the CC and BOS have funds available to help with the cost of the grant application if it goes forward. There are no matching funds required for this. The maximum allowance of the grant would be \$20,000. Byrne arrived at this time. Wofchuck would like a letter of support from the PB.

Motion made by Wofchuck, 2<sup>nd</sup> by Johnston to hire Truslow Consulting for the work as presented tonight: all were in favor.

Wofchuck said that the folks from UNH who spearheaded the grant for the work at the library, wrote another grant for Brentwood and we were picked for funding for next year for three more sites for the Green Infrastructure Project. This project may have \$50,000 to \$60,000 available. The Highway will contribute matching manpower and equipment, UNH will do the design, engineering and installation. He is in contact with the school for a project at that site. Stevens thanked Wofchuck for his efforts and all he has accomplished.

**Continued Hearing: Amendment to a previously approved site plan: Hayward Realty Investment, LLC – tax map 217.026.**

Denis Hamel of Cammett Engineering spoke on behalf of the applicant, Dennis Hayward, who was also present. There were no abutters present for this hearing.

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Hamel said that since it was determined at the last meeting that this parcel is not in the Shoreland Protection District, and the plans made and the consultants comments made were based on the inclusion of this zone, he wants assurance from the Planning Board that they agree that the Shoreland Protection Zone does not include this site. Byrne said that the zoning line shown on the plan needs to be removed, and Stevens said that those Shoreland lines are not applicable to this site. Members agreed.

Hamel said they still have the issue behind building one that they constructed, that they are trying to get accepted as part of this application. He said the wetlands and setbacks have been updated since the last approved plan, due to the removal of a beaver dam, and with this project, they are revising building two, yet to be built, but to also amend the area behind building one, to keep the area they have worked on, as it is no longer within setbacks. He said this work was partially done last year, and once the wetlands were redefined they realized that some of the things they were asked to be done may not need to be done.

Stevens recommends they meet with Greenwood to get answers to any outstanding questions. Hamel asked if there were any issues that the Board has, as he would like to make the changes just one time. Wofchuck said the back parking lot is still out of compliance. Stevens said this can be discussed when he meets with Greenwood. Greenwood's initial comments recommended paving behind building one, and Hayward had not intended on paving that, saying there is little difference between pavement and hard pack gravel. Several members support Greenwood's comments, but will wait for revised plans.

Hamel said they all are in agreement that the Shoreland line will disappear, and it does not change the hydrogeology, drainage or stormwater treatment. St. Hilaire told Hamel that the Board can conditionally approve a plan, pending soil scientist, and wetland scientist or surveyor stamps. He is asking for any issues the PB may have, so that he only has to change the plans once. Wofchuck said the CC has issues noted in their August 18 letter, not related to the Shoreland District that he could go over. Copies of the CC letter were provided to the Board, and Wofchuck said Greenwood may have comments regarding the CC letter. Hamilton recommended going over any comment letters from the CC or Greenwood when Greenwood will be present. Hamilton then suggested Wofchuck briefly go over the CC letter. There was discussion regarding the parking spaces, and uses at the site.

They will meet with Greenwood October 1 and would like to come back October 2.

Motion made by Johnston, 2<sup>nd</sup> by Byrne to continue this hearing to October 2<sup>nd</sup> at 7:00 pm: all were in favor.

**Board Business**

The Board will request an increase in their Long Range Planning Budget for 2015. The current budget is \$2,000. This will be discussed at the next meeting.

Motion made by Johnston, 2<sup>nd</sup> by Byrne to adjourn at 8:15 pm: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire,  
Administrative Assistant – Planning Board