

**Brentwood Planning Board  
Minutes – September 19, 2013**

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

Chairman Stevens opened the meeting at 7:00 pm.

Motion made by Hamilton, 2<sup>nd</sup> by Johnston to give Kennedy voting rights: all were in favor

Doug Lenihan spoke regarding the requirements for a change of use for tax map 208.078. Greenwood said there is more than ample parking. The septic would need to be checked, and may need a design done. The consensus of the Board was that while a public hearing would need to take place, an amendment could be done by way of an affidavit, using the existing site plan. Lenihan thanked the Board for their time this evening.

**Public Hearing**

**Continued Hearing: Site Plan Review – Brentwood Rte 125, LLC tax map 201.016**

Joe Coronati of Jones and Beach Engineering spoke on behalf of the applicant this evening. There were no abutters present.

Coronati presented a waiver request from Subdivision regulation, Section 6.9 which states the requirement of a minimum 35,000 gallon cistern. They have designed an 8,000 gallon fire cistern that meets NFPA requirements, based on the size of the potential building. The Board is in receipt of an e mail from Nick Cricenti of SFC Engineering that NFPA requirements would be met for this proposal with an 8,000 cistern.

Motion made by Byrne, 2<sup>nd</sup> by Hamilton to grant the waiver request: all were in favor.

Coronati said they have a few outstanding issues such as state permits and some minor items of the town engineer. Coronati said that a note can be added to the plans that the owner will submit an annual report detailing the stormwater and porous pavement maintenance. He said the report is typically done at the end of each calendar year.

Motion made by Johnston, 2<sup>nd</sup> by Kennedy to grant a conditional approval to January 16, 2014, contingent upon the following:

1. Satisfy any outstanding items of Greenwood, Cummings and Cricenti
2. Receipt of all state permits
3. Receipt of a sample deed that details the restricted land area, as shown on the plan
4. Receipt of construction bond, approved by the town engineer
5. Receipt of \$2,000 for escrow for fees, recordings, etc
6. Add a note to the plan that an annual report detailing the maintenance of the stormwater and porous pavement will be submitted to the town by the end of each calendar year.

The motion carried by unanimous vote. Coronati thanked the Board for their time this evening.

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The Board is in receipt of a request from NE Dragway, asking for an extension to their conditional approval to November 21, while the wait for RCCD to accept the language of the Conservation Easement.

Motion made by Byrne, 2<sup>nd</sup> by Hamilton to grant the extension to November 21: all were in favor.

Motion made by Byrne, 2<sup>nd</sup> by Hamilton to approve the September 5 minutes: the motion carried with Wofchuck abstaining as he was not present.

Wofchuck ask about the status of the Hayward restoration site plan, and Greenwood will do a site visit the next time he is in Brentwood.

Wofchuck asked about the federal tax credit incentive zone for commercial uses that the PB had talked about last year, and Greenwood will speak with the Plaistow planner.

Wofchuck suggested the PB look at the MS 4 regulations, (Brentwood is currently exempt), there may be parts of this that Brentwood may want to put in place. Greenwood said the EPA will be holding workshops on this topic, and he will let the PB know the schedule once he receives it.

Motion made by Johnston, 2<sup>nd</sup> by Byrne to adjourn at 8:45 pm: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire  
Administrative Assistant,  
Brentwood Planning Board