

**Brentwood Planning Board
Minutes – September 20, 2012**

Members Present: Bruce Stevens, Chairman John Kennedy, Vice-chair
 Mike Hubbard, BOS rep Bob Magnusson
 Kevin Johnston Steve Hamilton, Alternate
 Glenn Greenwood, Circuit Rider Planner

Minutes – Mail – Board Business

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

Stevens spoke on behalf of the Town this evening, honoring and thanking resident and Planning Board member John Kennedy for his 30+ years of community service to Brentwood. Selectmen Andy Artimovich and Jane Byrne, along with Town Administrator Karen Clement and John’s family were also at the meeting, where John was presented with a certificate of appreciation. The Board of Selectmen had earlier voted to name the next new road to be built in town *Kennedy Circle*, and John was given an honorary street sign. Stevens said that John’s volunteer service has been invaluable over the past three decades, having joined the Planning Board in 1979. He said John has been an integral part of all zoning, subdivision and site plan regulation updates, proper design standards and layout of roadways, served as Brentwood’s representative as a Rockingham Planning Commissioner and volunteered for various committees over the years. John received a heartfelt round of applause from all who were present.

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

Jon Strymish was in to speak to the board, regarding the old fire station property, which he recently purchased. He said he and two partners will be opening a book store in Portsmouth, but will be living in Brentwood in the old fire station building, and store his book inventory. He will not use the first floor at all for storing books (Crawley Falls Road side). He currently has books in his basement where he currently lives, and sells books on line from there. He said the only remodeling they plan is to replace the roof and bathroom, that there is already a kitchen. Stevens and Greenwood said residential use is allowed as a right within the commercial zone. Kennedy said the septic was designed for public use and would support the residential use. Stevens said the primary use of the building is a residence, and selling any books on-line will fall within the home occupation ordinance. Any expansion of this use may trigger a site plan review. Members concurred that this use will be in compliance with current zoning, based on what he has explained to the Board members. Stevens asked that Strymish send a letter that would detail the intended use, and that he understands that if he expands the commercial use to the lower floor, he would have to come back for site plan review. Strymish thanked the Board for their time this evening.

Motion made by Kennedy, 2nd by Johnston to approve the minutes of September 6th: the motion carried with Brenner abstaining as he was not present.

Members received copies of the Open Space chapter of the Master Plan, drafted by Glenn Greenwood.

The Board is in receipt of a letter from Michael Williamson, asking if his business can sell cars from one of the units at Gigante Park (tax map 216.045). The letter states that there will be no display of vehicles on the property. This is for internet sales, and they need a place to work from.

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Motion made by Magnusson, 2nd by Kennedy that this is an allowed use, and there is to be no outside storage or display of vehicles: all were in favor.

The Board is in receipt of a letter from the DMV, asking if Scott's Performance Auto can hold a retail vehicle dealer license at 72 Route 125, (Burkes) referenced by tax map 217.023. This use had been previously approved by the Board.

Motion made by Kennedy, 2nd by Magnusson that this is an approved use, and to authorize Stevens to sign the form: all were in favor.

The Board is in receipt of a letter from David Walker, Transportation Program Manager for the Rockingham Planning Commission regarding any need for a traffic impact analysis for residential development on South Road. This will be discussed at the next hearing for the Trendezza site plan. A copy of this letter will be sent to the applicant's agent, along with resident Richard Murphy, an abutter to the proposed development.

Greenwood provided a draft of the Capital Improvements Program for 2012 – 2017. A copy of the draft will be provided to the Budget Committee for their October 1 meeting, and the PB will discuss this at their October 4th meeting. Bruce Mayberry, Impact Fee Consultant, will be contacted to ask what would trigger an update for the impact fee assessment.

The Board reviewed the Town Center Ordinance. There was a citizen's petition to have the ordinance repealed on the 2012 ballot, which failed. In response, the PB wanted to give supporters of the petition the opportunity to recommend changes they might want to the ordinance. Hamilton lives in the TC district, and said that his concern is that there needs to be some allowance for outdoor display, and should consider filling stations, something small like what used to be at Lindy's. Kennedy said with the shape of the area, there is limited access to Rte 125. Brenner asked about outside display compared to outside storage, and Stevens said everything would go through site plan review. Magnusson said that Section 300.002.005.001 G can be removed as it is now covered under the stormwater management ordinance.

Magnusson asked about the Plan NH charrette that was discussed earlier this year. Greenwood will look into the 2013 Plan NH charrette grant programs, and what the town's costs might be, to perhaps put into the PB 2013 budget. Earlier this year Greenwood told the Board that the non-profit organization, Plan NH, holds community design charrettes, a two-day "brainstorming session" which local citizens and Plan NH volunteers come together to explore potential solutions to planning or design issues in individual towns. Kennedy recommends holding a public hearing late October or early November for any zoning amendments. This will allow time for further discussion and proposed amendments to be included. This will be discussed again at the October 4th meeting.

The current Workforce Housing ordinance was discussed by the Board. Stevens said that one of the arguments the PB is hearing from residents is the location, that one area is becoming saturated. Resident Jim Johnson was present and presented paperwork, and asked if it was a contract that the town signed with HUD, and was told it was not. Greenwood said what Johnson had was material for the Granite State Future project that is funding the preparation of regional plans for all the planning commissions in the state, and he said it has nothing to do with the workforce housing ordinance here in town. Johnson asked where he could get the workforce rules and regulations and everything that is tied in to the WF housing that the town has signed into. He said he is not talking about the RSA, but said

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there must be something we are beholding to. Greenwood said the only thing the town is beholding to are the agreements that were established by the developer and the PB with regard to the condo documents, and the WF retention agreement, to make sure that the specified number of WF housing units stay affordable for a period of 30 years. Johnson asked where the grant money comes from for the HUD for the WF housing. Greenwood said there is no grant money involved from HUD for WF housing. He said Johnson confusing the Granite State Future, which is a project that is funded through the Rockingham Planning Commission office and the other 8 region planning commissions, for the preparation of regional planning, and has nothing to do with the WF housing ordinance.

Greenwood and Stevens said that the material brought in by Johnson was not relative to the Board's discussion tonight and Stevens stated that the PB was going to only talk about the town's current WF ordinance. Johnson left at this time.

Kennedy and Magnusson suggested deleting the Conditional Use Permit section and simply require a minimum of 10 acres. Brenner suggested amending the ordinance to say that a workforce housing project could only be done if it is demonstrated to the PB that the WF housing is needed to meet HUD requirements. Greenwood said that the Town should annually monitor the housing stock, to have a good understanding as to whether or not there is a need for WF housing. Greenwood will follow up and check if Brenner's suggestion is viable and bring information back to the October 4th meeting.

Motion to adjourn at 9:45 made by Stevens, 2nd by Kennedy: all were in favor.-

Respectfully Submitted,

Kathy St. Hilaire,
Administrative Assistant,
Brentwood Planning Board