

**Brentwood Board of Adjustment
Minutes
March 12, 2012**

Members Present: Mike Hureau, Chairman Dick Rowe
 Andy Artimovich Bob Gilbert
 Ken Christiansen, Alt Doug Cowie, Alt

Chairman Hureau opened the meeting at 7:00.

Public Hearing:

Applicant Eckman Engineering, LLC requests a variance from Article III, section 300.002.006.005 of the Brentwood Zoning Ordinance to permit a lot line adjustment between two lots that do not currently meet the lot area requirements of the zoning ordinance. The proposed lot line adjustment would result in one currently non-conforming lot being less non-conforming, but still not conforming and the other more non-conforming. Properties are located on Haigh Road & Rowell Road West in the res/agr zone and referenced by tax maps 214.077, owned by George & Elaine Hussey; 214.078, owned by Norman R. Wilson Rev. Trust, and a portion of subject parcel with no tax map designation.

Hureau read the legal notice, the list of abutters legally notified, and the definition of a variance. He read a letter from Brentwood's Circuit Rider Planner, Glenn Greenwood as evidence of the required denial necessary from the PB to bring an appeal before the ZBA.

Paul Dobberstein of Eckman Engineering, LLC spoke on behalf of the property owners this evening. He said they want to do a lot line adjustment between the Wilsons and Husseys. Back in 2000, the Wilsons conveyed a small portion of their land to the Husseys, but it never went before the Planning Board for approval. The smaller piece shown was conveyed to Husseys from Ms. Green, who held title to it from the original subdivision from 1960, and was never conveyed. This piece now has a designated tax map number, 214.077.001. Dobberstein said the intent is to clear up the conveyance, get Planning Board approval, and then merge all three pieces into the main piece owned by the Hussey by way of a lot merger. Cowie said this will create one lot, with a little more frontage and very little useable land, much of it in the Exeter River. This will straighten this out; he is in favor of this request.

Conservation Chairman Rob Wofchuck spoke and said the remaining Wilson land will be put into a conservation easement and he said there is a hardship because without the variance the easement would not be "clean". He said during the process of surveying the Wilson land for the easement it came out that there was land transferred without Planning Board approval, and no clear ownership of the small piece. This will clear all this up and the CC is in favor of this request.

Having no further comments, Hureau closed the public discussion and worksheets were given to all members. Hureau abstained from voting so there would be 5 voting and not 6.

The worksheets were given to the chairman and members unanimously voted in favor of granting the variance. A copy of the decision was given to Dobberstein, who thanked the Board for their time this evening.

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Motion made by Cowie, 2nd by Artimovich to approve the minutes of February 13th: the motion carried with Gilbert abstaining as he was not present.

Terms are up for Hureau, Rowe and Christiansen. Both Hureau and Christiansen will sign up for another term. Rowe has served on the ZBA for more than 20 years and would like to “retire”. After much pleading, the Board reluctantly accepted his decision. Members thanked Rowe for his many years of dedication to the Town, and said he would be missed.

Motion made by Cowie, 2nd by Artimovich to reappoint Hureau: the motion carried with Hureau abstaining. Motion made by Artimovich, 2nd by Hureau to appoint Christiansen as a regular member to fill a vacancy left by Peter Godino, whose term expires in 2014, and appoint Cowie to replace the position left by Rowe, whose term will run until 2015: the motion carried with Christiansen and Cowie abstaining. Members agreed that Hureau will continue as chairman.

Motion to adjourn at 7:43 made by Rowe, 2nd by Cowie: all were in favor.

Respectfully submitted,

Kathy St. Hilaire