

Brentwood Planning Board Meeting Minutes 10/20/22

Present: Kristin Aldred Cheek – Chairperson

Bruce Stevens – Vice Chair

Jon Morgan 8:15 arrival

Brian West

Doug Finan

Stefanie Kizza

Mark Kennedy

Ned Matson

Paul Kleinman

Kate Locke-Parks

Town Planner: Glenn Greenwood

Meeting held at Brentwood Town Hall

Open Public Hearing

Aldred Cheek opened the meeting.

Morgan will be arriving late, the Board will move forward with a 6 person board until he arrives as he is Selectboard representative.

7:00 pm: Lot Line Adjustment Application: Applicant Joseph Falzone. Site is located on Mill Road, referenced by tax map 217.047.000 and 217.048.000. Proposed lot line adjustment to bring lot 47 into more conformance with legal frontage.

Scott Cole, Beals & Associates, historic lot 47 owned by the Eggers, the lot line runs along the foundation of the home in three separate areas. Current acreage for this lot is 0.4 acres, with frontage along the Exeter River, no Mill Road frontage. Proposed LLA would give the Eggers an additional 0.3 acres, bringing their lot to 0.7 acres and legal frontage on Mill Rd. This LLA would allow for all current buildings on the lot to be within the boundaries. This would not allow for lot 47 to meet the current zoning and have 25' setbacks, this would allow for 5' setback around this property. The conditionally approved River Run development abuts this property and if the developer were to give the 25' buffer to lot 47 it would not allow for the 50' buffer of this development. There was discussion as to whether or not the Planning Board has the authority to make this adjustment as the lot would not meet current ordinances but would be less non-conforming. Cole has reached out to Attorney Johnson. Greenwood states he believes this would need to go in front of the Zoning Board for relief, or the lot lines could be adjusted to comply with zoning.

Stevens motions to invoke jurisdiction, Finan seconds, all in favor.

Stevens motions to continue to November 3, 2022, Finan seconds, all in favor.

7:00 pm: Subdivision Application: Applicant Trendezza, LLC; Long View Place. Site is located on Route 125, referenced by tax map 217.027.000. Proposed 13 lot conventional subdivision with approximately 2000' of proposed road. (*Jurisdiction was invoked September 1, 2022*).

Scott Cole, Beals & Associates, Steve Shope performed hydrogeologic study concluded more test pits were needed, 2 rounds of test pits were performed as well as additional test pits in the locations of the 2 drainage basins. The hydrogeologic study is complete and being reviewed by Danna Truslow Current plans were submitted October 20.

Aldred Cheek asks if the developer would be open to taking advice on street names from the Brentwood Historical Society. Cole defers to Jon Lariviere, Lariviere is agreeable to this. Stevens states road names are subject to Select Board approval. Matson asks about the entrance, states it was very narrow at the site walk. Cole responds it will all be done to town standards, and the only wetland impact on the job is at the entrance where a 3' diameter culvert will be replaced with an open bottom box culvert.

Finan motions to continue to November 3, 2022, Matson seconds, all in favor.

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7:00 pm: Site Plan Review Application: Applicant FZMH, LLC, Fred Hilton, Manager. Site is located on Route 125, referenced by tax map 216.027.000. Proposed construction of two new buildings. One building being a 40' x 100' single story storage building with 20 storage units. The second building being 65' x 100' divided into 5 units as industrial condos. The existing building will be rented as a business use or possibly a small retail use. (*Jurisdiction was invoked September 15, 2022*).

Ben Osgood, Ranger Engineering, test pits are done. The septic has been updated to include the 2000' primary area and a 2000' reserve area, the primary area is over the existing septic area and a new test pit in the proposed reserve area. Updated plans now include two 40'x100' single story flat roof buildings that include 20 storage units, this has increased the distance between the buildings and some of the parking lots. Stormwater calculations were rerun resulting in modifications to the pond. A row of Eastern Red Cedar was added along the back of the property. Plan will be stamped by surveyor. A lighting plan is currently being worked on.

Finan asks about the setback between second building and property line, Osgood states it is 29.3', the required setback is 25'.

Aldred Cheeks states that at the previous hearing it was suggested that many of the storage units would be owner occupied, would like to know if that has changed with the building design change. Osgood states yes, these will be typical rental storage units.

Stevens would like to know if and how any of these changes have affected the fire safety/cistern plans. Osgood states that they are working with Brentwood Fire Department. Safety officer has stated this plan requires 135,000-150,000 gallons of water per building, roughly 1,500 gallons per minute for 2 hours. Jason Grant has reviewed the plans as well as Chief Bird. Chief Bird spoke with Town Planner Greenwood on 10/19/22, he would like SFC Engineering to review the plans and give their recommendations.

Due to the changes in these buildings, and no additional bathrooms, there is no need for septic expansion.

The setback was discussed. When commercial abuts commercial the setback is 25', when commercial abuts residential the setback is 50', the lot behind this lot is split commercial and residential, Kennedy explains that this is predicated on where the commercial line is located. In this instance the commercial line is at least 50-100' back.

Greenwood suggests continuing the hearing until SFC can review the plans and make recommendations, an escrow account will need to be set up. Administrative Assistant, Jillian Benedix, will contact SFC Engineering.

Finan motions to continue to November 3, 2022, Matson seconds, all in favor.

7:00 pm: Subdivision Application: Applicant Great Bay Investments, LLC. Site is located on Route 125, referenced by tax map 201.015.001. This is a proposal for 2 residential single family lots with frontage on Route 125 and access off Shannon way.

Wayne Morrill, Jones & Beach Engineers, this is a 33 acre parcel that they are looking to subdivide into 2 single family residential lots. This plan was in front of the Zoning Board last month looking for a variance for road frontage. These lots, being in the commercial zone, require 300' of frontage, 1 will conform, the other will have 277.57', this variance was granted with two conditions, that Frank Northrup's right of way will be present on the plans and that these lots will be single family homes. Frontage will be on route 125, the developable land is off of Shannon way. Morrill is seeking a waiver which would allow these lots to not use the frontage of the lots to access the developable land. The 50' right of way will be utilized as a common driveway to access the two lots. Morrill is also asking for a conditional use permit

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that would allow them to create a 14' wide driveway across wetlands, a reduction from 24'. This will result in 700 square feet of wetland impact.

These lots will be 14.79 acres and 9.65 acres. Test pits were performed, approximately 40 test pits. Morrill will add monuments every 200'.

The Board discussed having a site walk, this will take place on October 29, at 9am.

Morrill notes Northrup's access trail on the plans, page 2. Frank Northrup, North Road, would like his ROW to be in the deed as well. There was discussion about having this ROW on the plan and/or the deed. Stevens agrees this should be reflected in the deed. It was agreed that Northrup's ROW will be on both the plan and the deed.

Aldred Cheek asks how long the shared driveway will be, Morrill responds approximately 500' and it will be 14' wide per the fire department. Stevens asks about sub grading detail for a driveway of that length, Morrill states there will be a plan as part of the conditional use permit. West asks about driveway maintenance, Morrill states this will be in the deeds, the plans will include a detailed easement and there will be a maintenance agreement.

Finan motions to invoke jurisdiction, Matson seconds, all in favor.

Finan motions to continue to November 3, 2022, Kizza seconds, all in favor.

Board Business:

Morgan arrives at 8:15.

Representation on the Rockingham Planning Commission, Finan met with selectboard 10/11 and is now a representative. Kizza will be the second representative, she will approach the selectboard about this.

Greenwood will look into having someone come in and speak to the Board regarding housing, either Seacoast Housing Alliance or someone from another community with experience in creative housing developments.

Greenwood updated the Board on applying for grants with Rockingham Planning Commission's assistance. Update on Master Plan and RPC's contract.

Budget was discussed. The Planning Board will likely be under budget this year because there was no administrative assistant for some time. The Board discussed encumbering funds and PlanNH was mentioned. Morgan explains PlanNH and the cost of this program, approximately \$10,000, \$7,000 for the program and an additional \$3,000 for food and lodging, the Economic Development Committee is looking for assistance covering half of this cost from the Planning Board, \$5,000.

Matson motions to encumber \$5,000 for PlanNH, Kizza seconds, all in favor.

The Board scheduled a work session for October 26, 2022 at 6pm.

Aldred Cheek explains Health Impact Assessment, what it is, how and why it is performed. Aldred Cheek would like to discuss adding this to requirements for major projects, and what qualifies as a major project. Kennedy asks how this will be peer reviewed. Aldred Cheek states this is something that would need to be looked into. Kennedy also would like to know how this will correlate with current ordinances.

The Board signed the Manifest.

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Stevens motions to approve minutes of September 22, 2022, Finan seconds, Matson abstain, all others in favor.

Finan motions to adjourn, Kizza seconds, all in favor.

Respectfully Submitted,
Jillian Benedix
Administrative Assistant
Brentwood Planning Board