

Brentwood Economic Development Committee Meeting Minutes 10.25.23

Mac Bonafede, Bob Rossman – Vice Chair, Robert Span, Kristin Aldred, ~~Jon Morgan – Chair~~, Stefanie Kizza, Doug Finan

Rossman opened the meeting at 6:00.

The Board reviewed the minutes of September 18, 2023. Span motioned to approve the minutes, Finan seconded, all in favor.

The Board discussed the meeting schedule, everyone agrees they would like to meet more consistently. Members laid out their regular meeting schedules and agreed the first and third Thursday at 6pm before the Planning Board meeting would work for the majority. Finan suggested meeting once a month with upcoming holidays and special events, everyone agreed. The next meeting was scheduled for Thursday, November 16th at 6pm.

Bruce Scammon, Emanuel Engineering, and Russel Prescott were in attendance to discuss their project that will be coming before the Zoning Board of Adjustment and the Planning Board. Aldred stated that the Economic Development Committee does not have any decision making power, this is for informational purposes only. Scammon stated that they are here tonight hoping to get support through the process. R.E. Prescott Co., Inc is currently located in Exeter, they have outgrown their building and are looking to move to Brentwood. The proposed project is a three story, 150'x750' warehouse/light manufacturing building where the "Castles" were previously, off of Route 27 in the Multifamily/Professional/Commercial/Industrial Zone. Scammon explained that R.E. Prescott Co. is revolutionizing the business of water treatment, holds several patents and is expected to grow. There is a conservation easement on the property which will be maintained. Scammon states they are trying to stay out of the wetlands around the site as much as possible, there are areas where they touch on small areas of wetlands. Scammon noted that development such as this is good for the tax base and brings jobs to town.

Aldred asked Scammon to better explain how the building would be occupied. Scammon explained they plan to complete the building in 2 phases starting with a 150'x375' building with a complete first floor, a second floor mezzanine around the exterior of the building and an expandable third floor. Prescott explained they employ 55 people, approximately 30 stay on location while the others are distributors or sales people who leave in the morning and return later in the day. If it becomes that future expansion can help with the construction of the first phase they will look into warehousing/similar use leasing. Span asked if there would be any public access or retail sales. Prescott responded they are primarily wholesale.

Finan asked about the variances required. A variance for building height is required as this building will be about 46' in the rear and 42' in in the front, the Town Height Regulation states the maximum height shall be thirty-five (35) feet above grade. Variances for a structure within 25' if an abutter and a structure within 75' of a state right-of-way are needed. Scammon explained this is because of the placement of the proposed retaining wall. They will also require variances for construction of a structure within the wetland buffer, construction of a wastewater disposal system within 75' of wetlands, disturbance of soil within 25' of wetlands with poorly drained soils and unpermitted use within wetlands conservation district.

Rossman asked about parking. Scammon discussed the requested parking waiver. Current Town regulations require 450 parking spaces, the applicant is proposing 253 parking spaces, with room to expand if necessary.

Span asked Scammon about the project timeline. Scammon explained they had been in front of the Planning Board to get the rejection to go before the Zoning Board of Adjustment. Scammon's goal is to be prepared to go before the ZBA November 27th and would appreciate the support of the Economic Development Committee.

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Scammon states they will be bringing everything up to current standards so that the water can be treated before it goes into the wetlands. The biggest variance they are asking for is to fill some of the wetlands and utilize some of the buffer.

The Committee will decide at their next meeting, November 16th, if they will write a letter of support to the Zoning Board of Adjustment. Three members of this committee are also on the Planning Board and do not want to cause any conflict. Benedix will check with Jon Morgan and Karen Clement.

Jim Hajjar, Mohawk Lane asked if this would require a new fire truck. The Committee did not have an answer for this.

The Board discussed the Plan NH Community Overview scheduled for November 2nd at 6pm at the Brentwood Recreation Center. The Committee explained their goal, to objectively present the report that was provided to the Town. Kizza suggested the Committee give some background on Plan NH and explain the charrette process. The Committee is hoping to clear up any misinformation regarding the charrette. The Committee discussed the possibility of multiple presentations, possibly having one at the library.

The Committee will discuss the Business Breakfast at the next meeting, November 16th at 6pm. The Committee mentioned the idea of a small business owner panel.

Span motioned to adjourn, Aldred seconds, all in favor. Meeting adjourned.