

Brentwood Planning Board Meeting Minutes 10.26.22

Present: Kristin Aldred Cheek – Chairperson

Bruce Stevens – Vice Chair

~~Jon Morgan~~

Brian West

Doug Finan

Stefanie Kizza 7:07 arrival

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 work session.

Voting members for this meeting include Aldred Cheek, Stevens, Matson, Finan and Kizza.

The Board reviewed the minutes from 9.17.22, Finan motioned to approve the minutes as is, West seconded, all in favor.

The Board reviewed the minutes from 9.15.22, Aldred Cheek suggested one change, Finan motioned to approve the minutes with Aldred Cheek's addition, Stevens seconds, all in favor.

Greenwood proposes a change to the Commercial/Industrial zone which includes listing every lot within the zone, most lots are being suggested to be removed from the C/I zone, the remaining lot will have the zoning line moved to the lot line to encompass the entire lot. Greenwood has listed each lot and asks the Board to review the highlighted lots (7) and decide if they should remain C/I or be switched to Residential. The majority of these highlighted lots are on side roads with only a small portion of the lot being in the C/I zone and are currently being used as residential lots. Greenwood and the Board agree that this proposed change is much clearer than the current ordinance and will be much easier for people to understand.

Setbacks in the Commercial zone were discussed, the current setback is 125'. Greenwood explains that Kingston had a 35' setback along route 125, and that DOT asked them for a minimum of 100' back in 1992. The current setback of 125' is for buildings, it does allow for parking in that space after a 50' buffer. The Board agreed not to suggest any changes to this.

The Board would need to keep track of any lot mergers that occurred in within the C/I zone because the ordinance would need to be updated each time. Greenwood will ask counsel if this would be considered an editorial change or if this would need to be brought up at the Town Meeting each time. Greenwood believes this would be an editorial change, nothing is changing in the ordinance other than a listing of a number.

The Board looked at each highlighted property, the first was 217.032, this property has frontage on Middle Road and is 4 lots in from route 125, it is being suggested that this lot be removed from the C/I zone. Next the Board considered the property across from this, 217.109, there was discussion about this lot, some Board members thought it best to leave this lot partially in the C/I zone while others thought it best to have it completely in the residential zone. The Board recommends that both 217.032 and 217.109 be residential lots.

The next lot discussed was 218.056, this is a 15 acre lot off of Crawley Falls Road, the C/I zone cuts through the property about 150' in, leaving the majority of the land as residential. The Board recommends this lot be in the residential zone.

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The next lots discussed were 209.065 and 209.022. Lot 65 is off of Scrabble Road and is split down the middle by the C/I zone. The Board agrees that lot 65 should be residential. Lot 22 is also split by the zone line and has no frontage on 125, the Board recommends this lot be residential.

The next lots discussed were 208.035 and 208.031. Lot 35 is almost 4.5 acres, about 20% is in the Commercial zone and could only be accessed through the Residential zone, the Board recommends that this lot be all residential. Lot 31 is mostly C/I and the Board recommends that the Commercial zone line be moved to the back property line.

The Board would like to have a hearing on this at the first meeting in December, it is suggested this take place at the Brentwood Recreation Center.

The Board would like to change the wording of the Conditional Use Permit.

The Board discusses possibly holding off on workforce housing unless Mr. Taylor comes through with an ordinance or until we have assistance in place via grants.

The Board discusses multifamily housing, some members feel this should be grouped with workforce housing and that there is not enough time to create an ordinance before Town Meeting. Greenwood and Kennedy suggest allowing duplexes in the multifamily zone. Kennedy points out this is a direct contradiction of 2 acres/200 feet. Greenwood states that some towns do make adjustments to these requirements for duplexes and points out that it's not usually a larger lot size requirement but a requirement of more road frontage. Aldred Cheek would like to discuss the 20 acre minimum and look at the lots within the multifamily zone to see how many meet this standard. The board discusses changing the 20 acre requirement to 10 acres. "In no case will density be greater than 1 unit per 2 acres" is part of the current ordinance, this may also need to change. Septic size was discussed in relation to duplexes, Brentwood's septic requirements are twice what the state requires so this should not be an issue. The Board decides not to make changes to multifamily housing this year. Greenwood will look into duplexes and other towns' regulations regarding them.

Rural character was discussed, the Board would like to add some wording regarding native vegetation. Greenwood states that the federal definition of rural includes up to 400 people/square mile, Brentwood is at approximately 200 people/square mile. Aldred Cheek would like to compose a list of things the town does require or could require that lend themselves to rural character including buffers, maintaining views by not allowing people to cut all the way to the road, underground utilities, not allowing junkyards or gravel pits in residential areas. Greenwood states that the town of Stratham gives unit density bonuses if you don't develop frontage areas.

Scenic roads were discussed, a list of roads was provided for Board members to look at and suggest adding any scenic roads.

Motion made by Finan, 2nd by Matson, to enter into a non-public session at approximately 7:35pm *per RSA 91-A:3, II (E) Consideration or negotiation of pending claims or litigation.*

Roll call vote to enter non-public: Stevens - Aye, Matson - Aye, Finan - Aye, Kizza - Aye, Aldred Cheek - Aye. Motion carried.

Motion made by Stevens, 2nd by Finan, to come out of non-public session at approximately 7:45pm.

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Roll call vote to leave non-public: Kizza – Aye, Finan – Aye, Matson – Aye, Stevens – Aye, Aldred Cheek – Aye. Motion carried.

Motion made by Stevens, 2nd by Kizza, to seal the minutes of the non-public session.

Roll call vote to seal minutes: Kizza – Aye, Finan – Aye, Matson – Aye, Stevens – Aye, Aldred Cheek – Aye. Motion carried.

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

Respectfully Submitted,
Jillian Benedix
Administrative Assistant
Brentwood Planning Board

The Following Tax Map parcels are included in the Commercial- Industrial (C/I) zone

West side of NH Route 125 Between Kingston town line and Middle Road

All of the following lots are entirely within the commercial/industrial zone: Map 223 62, 63, 67, 68, 69 70 and 71.

All of Map 224 100 and 101 are entirely located within the C/I zone.

On Map 217 all of lots 23, 24 25, 26, 27, 28, 29, 30, 31, and 32 are to be included in the C/I zone.

West Side of NH Route 125 between Middle Road (NH Route 111A) to Epping town line.

On Tax Map 217 all of the following lots are entirely within the Commercial – Industrial zone:

109, 110 and 111, No portion of 206 will be in the C/I zone, 27, 28, 30, 31, 33, 35, 36 and 37.

On Tax Map 209 1, 2, 3, 4.1, 4, 5, 6, 7, 8, 9, 10,11, 12 and 13.

On Tax Map 208 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 15, 16, and 17. No portion of 208.18 is zoned Commercial/ Industrial. All of 26, 27, 28, 29, 30, and 24 shall be zoned Commercial/Industrial.

On Tax Map 201 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 will be entirely in the Commercial/Industrial zone.

East Side of NH Route 125 from Kingston Town Line to Middle Road (NH Route 111A). East side of NH Route 125 from Middle Road (NH Route 111A) to Epping Town Line.

Within this zone all of the following lots are entirely Commercial / Industrial:

On Tax Map 223 48, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 9, 8, 7, 6, 5, 3, 2, 1, 72, 73, 74, 75, 76 and 77.

On Tax Map 218 53, 54, 55, 56, 57, 58, 59, 60, 61, and 62.

On Tax Map 216 45, 44, 43, 42, 41, 40, 39 and 38.

On Tax Map 209 72, 71, 69, 68, 67, 66, 65, 20, 21, 22, 19, 18, 17, 16, 15 and 14.

On Tax Map 208 79, 78, 77, 76, 33, 34, 35, 32 and 31.

On Tax Map 201, 17, 16, 15, 15.1, 15.2, 14 and 12.