

Brentwood Planning Board Meeting Minutes 11.2.23

Present: Kristin Aldred- Chairperson
Bruce Stevens
Mark Kennedy

Doug Finan
Paul Kleinman-SB rep

Stefanie Kizza- Vice Chair
Ned Matson
Brian West
Kate Locke-Parks

Town Planner: Glenn Greenwood
Meeting held at Brentwood Town Office
Aldred opened the public meeting.

Stevens motioned to have West join the voting members tonight, Matson seconded, all in favor.

The Board signed the mylars for the River Run Development and lot line adjustment.

The Board discussed the minutes of October 5, 2023, **Stevens motioned to approve, Finan seconds, all in favor.**

Aldred discussed a no-cost, water resource grant available. Greenwood stated about 4 years ago Dana Truslow looked at all of the Town's natural resource ordinances including aquafer, shoreland and wetlands. Stevens mentioned he would like to see regulation of the Green Salt Initiative in Town to help protect the rivers. Kennedy stated that a lot of communities are switching to treated salt, he explained that it does not bounce, so it stays on the road, and it has a lower freezing point. The Board will discuss this at a later date. The Board discussed the Mill Road Dam, its possible removal, and the impacts on the Exeter River. Kizza will look to see if the dam is still red listed. **Matson motioned to participate in the water resource grant, Stevens seconds, all in favor.**

Site Plan Review Application: Applicant/Owner: R.E. Prescott. Site is located at 79-113 NH Route 27, Brentwood, NH 03833, referenced by Tax Map and Lot 203.033.000. The site plan design proposes a 150' x 750' building is proposed to be constructed which is to be a manufacturing and warehouse building for RE Prescott. Associated driveways/parking, utilities and drainage are also proposed. Area of disturbance is expected to be +/- 423,000 SF with 32,290 SF of wetland impact.

Conditional Use Permit Application: Applicant/Owner: R.E. Prescott, requests a Conditional Use Permit for impact to the wetlands and wetlands buffer, Tax Map and Lot 203.033.000.

This application needs to be continued to allow the applicant time to go before the Zoning Board of Adjustment, (ZBA). The next ZBA meeting is scheduled for November 27th, the application due date is November 8th. It was discussed that the Prescott Project was presented at the Economic Development Committee meeting in hopes of receiving a letter of support to bring to the ZBA. Kennedy mentioned the applicant could go to the Conservation Committee where there isn't any crossover with the Planning Board members. Greenwood cautioned the Planning Board members who are also on the Economic Development Committee about signing any letter regarding the project, the Board members agreed and stated they would abstain from any letter. **Kennedy motions to continue the Prescott hearing until the 7th of December, West seconds, all in favor.**

Subdivision Application: Applicant Trendezza, LLC. Site is located on Route 125, referenced by tax map 217.027.000. Proposed 13 lot conventional subdivision with approximately 2000' of proposed road.

The applicant is here tonight to request a 1-year extension of the conditional approval due to State permits being delayed. The Board discussed that they often give extensions on conditional approvals for many reasons. Greenwood stated that if the Planning Board does not put a time limit on the conditional approval, Town ordinances give a deadline of 1 year. **Stevens motioned to grant Trendezza, LLC a 1-year extension to their conditional approval, Finan seconds, all in favor.**

Brentwood Planning Board Meeting Minutes 11.2.23

7:00 pm: Subdivision Application: Applicant/Owner: James M. Lavelle Associates/George Sanborn and Linda Scarfogliero, property is located at 59 Deer Hill Rd, 206.090.001. The intent is to subdivide into 2 lots, lot 206.090.001 will be 2.47 acres with 200' of frontage and lot 206.090.001A will be 5.11 acres with 60' of frontage with a variance previously granted.

Kleinman stated that in Greenwood's original comments he had advised the Board not to invoke jurisdiction. Greenwood replied that that was true, however he got his comments back to Lavelle early enough for changes to be made. Lavelle will go over Greenwood's comments and the changes with the Board.

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

- 1) The variance granted by the Brentwood ZBA allowing less than 200 feet of frontage needs to be added as a note to the plan set. **This comment has been addressed.**
- 2) A corner monument needs to be placed at each extent of the 60 feet of frontage for lot 90.1A. **This comment has been addressed.**
- 3) NH DES subdivision approval is required. (lot less than 5 acres in size) **This is pending.**
- 4) The plan notes should include the overall lot acreage and square footage of the original undivided parcel. **This comment has been addressed.**
- 5) The endorsement block on sheet 1 of 2 has too few signature lines. **This comment has been addressed.**
- 6) The plan does not show proposed well locations on either lot. These features should be added to ensure the proposed locations of the septic systems meet town and state requirements. **This comment has been addressed.**
- 7) Please explain the rectangular parcel just to the east of lot 90. 1. Why does it appear to have a corner boundary? **The Board and Lavelle discussed this, ultimately it has no impact on the plan.**
- 8) Both test pits on proposed lot 90.1A need to be located within the 4K reserve area. **This comment has been addressed.**
- 9) Lot 90.1 must show an appropriate location for a 40 X 80 square that details where a home may be located that complies with all building setbacks. **This comment has been addressed.**
- 10) As displayed the dual entry driveway does not comply with Town regulations that require a 10-foot offset from property boundary lines. This would require a waiver from the Planning Board. In addition, as proposed the driveway extends onto abutting property on both sides. Easement documentation approved by the abutting property owners would need to be submitted to the Planning Board. **The driveway now complies with Town regulations, no easement is required.**
- 11) The plan set needs a cover page that shows the subject property along with the properties of all abutting properties within 200 feet. **This comment has been addressed.**
- 12) An electronic version of the final approved subdivision must be submitted. **This is a standard condition for all applications.**
- 13) In the title block for sheet 1 the lot referenced should be 206 90.1 not 90.1 A. In a similar mode, on sheet 2 the lot referenced in the title block should be 90.1, not 92. **This comment has been addressed.**

There are no abutters present.

Finan motions to conditionally approve the subdivision for 120-days with the following conditions:

1. **State subdivision approval is required.**
2. **Boundary marker certification is required.**
3. **An electronic copy of the plan is required.**

Matson seconds. Finan, Matson, West, Kleinman, Stevens and Aldred are in favor, Kennedy votes nay. Motion carries.

Stevens noted that he read the minutes of the ZBA decision regarding the property just discussed and found

Brentwood Planning Board Meeting Minutes 11.2.23

that there was not a denial on record from the Planning Board. Greenwood explained that he had advised the applicant that the Planning Board would not be able to act on the application as one of the lots did not have the required 200' of frontage and they took that as the denial to the ZBA. Stevens asked that in the future the Planning Board be made aware of these situations when they occur. All agreed.

The Board read a letter from the new owners of 324 Route 125 which explains the actions they have taken to comply with NHDES.

The Board reviewed the drafts of the Master Plan Vision and Transportation chapters. Most of the suggested changes were due to wording. The Board mentioned adding something about energy policy and/or climate resilience in the Vision chapter. Regarding the transportation chapter, Stevens noted that the bridge on Mill Road is still "red-listed," he believes the work was completed. Kizza stated she can look into it. The Board discussed the intersection of Pickpocket Road and 111A. Kizza thinks it would be a good idea for the Transportation chapter to have a note that Brentwood needs to/plans to update their road standards. The Board will submit their comments and ideas to Aldred and Benedix before next Wednesday, the Board will go over changes at the next meeting.

Locke-Parks went over some information she had regarding complete streets and traffic calming strategies that included Guerilla traffic calming. Kizza explained Guerilla traffic calming using an example in Portsmouth where they used traffic cones to test out the placement of a bike lane.

The Board also discussed the draft Housing Survey. The goal is to get the survey out before the end of the year. Aldred noted that the Board had previously agreed that they did not want comments to be visible on the survey. She also mentioned that the comparison photos used in the comparison photos all look fairly similar and none look like an apartment building. The Board discussed attached versus detached Accessory Dwelling Units. The Board was encouraged to take and submit photographs of different types of homes, condos, apartments, etc. Greenwood stated that if the Town is going to move forward with this, they should at least be advocating images that show real diversity in housing. Greenwood also pointed out that the Town of Brentwood doesn't even allow duplexes. Greenwood also stated that in order to make an impact, the Town would need to be as proactive as they are about conserving land, purchase land as a Town, establish a housing authority and construct their own affordable housing. Greenwood suggests adding a survey question about this. Aldred asked the Board if they would like to try to fix the survey and try to get it out within the next 3 weeks or do some community engagement first and then do the survey. Greenwood will speak with our Rockingham Planning Commission representative next time he is in.

The Board discussed the need to update parking regulations. Greenwood prepared a draft update, provided to Board members in their packets to be discussed at the next meeting.

The Board signed the Housing Opportunity Grant invoice.

The Board signed the manifest.

Benedix gave the Board their Town email addresses and passwords.

Stevens asked the Board for their thoughts on a podium for the Cross Room. Stevens is willing to donate the wood (to match the table) and find someone to build it. **Locke-Parks motions pursue the idea of a podium, Kennedy seconds, all in favor.**

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