

Brentwood Planning Board Meeting Minutes 11/03/22

Present: Kristin Aldred- Chairperson

Bruce Stevens- Vice Chair

Jon Morgan-SB rep/via zoom

Brian West

Doug Finan

Stefanie Kizza

Mark Kennedy

Ned Matson

Paul Kleinman 7:05 arrival

Kate Locke-Parks

Town Planner: Glenn Greenwood

Meeting held at Brentwood Town Hall

Open Public Hearing

Aldred opened the meeting.

Morgan will be attending via Zoom. Stevens motions to have Locke-Parks join the Board as a voting member in place of Kleinman, Kizza seconded the motion, 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*).

The Board received an email requesting a continuance until the next regularly scheduled meeting of November 17, 2022.

Finan motions to continue to November 17, 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. (*Jurisdiction was invoked October 20, 2022*)

Wayne Morrill, Jones & Beach Engineers, a site walk took place on October 29, at 9am, Wayne Morrill, Kristen Aldred, Bruce Stevens, Jillian Benedix and Brooke, (a potential lot owner) were present. Most of the walk was spent along the access way from Shannon Way, there is a small wetland area, not with standing water but more of a forested wetland for which they are requesting a Conditional Use Permit.

This lot is roughly 35 acres that will be divided into 2 lots. The 2 lots have frontage on Route 125, the larger parcel will have the commercial zones required 300', the smaller parcel will have 277.57 approved by the Zoning Board of Adjustment on September 26, 2022. These lots will each serve 1 residential single family structure.

Applicant has a Waiver Request to not access these properties through the aforementioned Route 125 frontage but through the right of way off of Shannon Way.

Applicant is also requesting a Conditional Use Permit (CUP) for the wetland crossing. There was a CUP back in 2006 for this property that has expired. The original CUP was for a 24' wide road through the wetland, this will be a shared 14' wide driveway resulting in less wetland impact.

Morrill responds to Greenwood's comments. The first was a subdivision note which has been added to the plan. Next, monuments in between turn points need to occur every 200', this change has been made, they also added a monument at the access easement. Morrill also addressed abutter Frank Northrups concerns from the previous meeting. Northrup's access through this property is marked and noted on each plan and it will be recorded at the Registry of Deeds.

Morrill states lots will be labeled A and B on final plans.

Cheek asks if these will be Shannon Way addresses, Morrill states that will be worked out with the tax assessor.

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Greenwood explains that Morrill is seeking a waiver from the Planning Board to one of its subdivision regulations that states, for subdivision purposes access to a newly subdivided lot will be from its frontage.

The Board votes on giving Morgan, the Select Board representative and attending via Zoom, voting rights, Finan motions, Matson seconds, all in favor.

Board discusses the waiver request, there are no questions or comments from the Board and there are no abutters present.

Stevens motions to grant the frontage waiver request, Finan seconds.

Finan -Aye, Kizza -Aye, Matson -Aye, Locke-Parks -Aye, Stevens -Aye, Morgan -Aye, Aldred -Aye, all in favor, motion carried.

Conditional Use Permit:

A. *The proposed construction is essential to the productive use of land not within the Wetlands Conservation District.*

Finan motions, Kizza seconds.

Finan -Aye, Kizza -Aye, Matson -Aye, Locke-Parks -Aye, Stevens -Aye, Aldred -Aye, Morgan -Aye, all in favor.

B. *Design and construction and maintenance methods will be such as to minimize detrimental impact upon the wetland and will include restoration of the site as nearly as possible to its original grade and condition.*

Finan motions, Locke-Parks seconds.

Finan -Aye, Kizza -Aye, Matson -Aye, Locke-Parks -Aye, Stevens -Aye, Aldred -Aye, Morgan -Aye, all in favor.

C. *No alternative route which does not cross a wetland or has less detrimental impact on the wetland is feasible.*

Finan motions, Matson seconds.

Finan -Aye, Kizza -Aye, Matson -Aye, Locke-Parks -Aye, Stevens -Aye, Aldred -Aye, Morgan -Aye, all in favor.

D. *Stream and wetland crossing shall be avoided whenever possible. When necessary, no wetland crossing shall exceed a length of 250 lineal feet and crossings shall comply with state recommended design standards to minimize impacts to flow and animal passage (UNH Stream Crossing Guidelines; Env-Wt 900). (3/2016)*

Stevens motions, Kizza seconds.

Stevens -Aye, Locke-Parks -Aye, Matson -Aye, Finan -Aye, Kizza -Aye, Morgan -Aye, Aldred -Aye, all in favor.

E. *Wetland boundary markers of a type approved by the Planning Board will be set in order to visually delineate the furthest extent of the wetland. (3/2016)*

Finan motions, Matson seconds.

Kizza -Aye, Finan -Aye, Matson -Aye, Locke-Parks -Aye, Stevens -Aye, Aldred -Aye, Morgan -Aye, all in favor.

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Stevens motions to approve the CUP, Finan seconds.

Kizza -Aye, Finan -Aye, Matson -Aye, Locke-Parks -Aye, Stevens -Aye, Aldred -Aye, Morgan -Aye, all in favor.

Waiver request and CUP were approved.

The Board discussed Conditional Approval for 120 days with two conditions:

1. Acquiring State wetlands permit.
2. Placement of wetland placards at driveway crossing.

Finan motions to conditionally approve this project with the two conditions, Kizza seconds.

Kizza -Aye, Finan -Aye, Matson -Aye, Locke-Parks -Aye, Stevens -Aye, Aldred -Aye, Morgan -Aye, all in favor.

Board Business:

The Board signed the Manifest.

Finan motions to approve minutes of October 5, 2022, with the 1 typo to be corrected, Locke-Parks seconds.

Kizza - Aye, Finan - Aye, Matson - Aye, Locke-Parks - Aye, Stevens – Aye, Aldred – Aye, Morgan - abstains. Motion carried.

Finan motions to approve the minutes of October 6, 2022, Kizza seconds. Locke-Parks -Aye, Finan - Aye, Matson -Aye. Kizza -Aye, Morgan -abstains, Aldred -Aye, Stevens -Aye. Motion carried.

Kizza motions to approve the minutes of October 20, 2022, with the addition of “road names are subject to Select Board approval,” Locke-Parks seconds.

Kizza -Aye, Finan -Aye, Matson -Aye, Locke-Parks -Aye, Stevens -Aye, Aldred -Aye, Morgan -Aye. All in favor, motion carried.

Kizza will email the Town Administrator to be put on the Select Board agenda to become an RPC commissioner.

The minutes from October 26, 2022, were discussed and tabled until Greenwood looks them over. The Board reviewed the non-public minutes from October 26, 2022.

The Board discussed the RPC contract extension, the contract was supposed to end December 31, 2022, this will extend it until March 31, 2023. Benedix will ask the Town Administrator to encumber the funds from this year’s budget. Aldred signed the contract.

Stevens makes a motion to approve the contract extension and the encumbrance of funds from 2022, Matson seconds.

Kizza -Aye, Finan -Aye, Matson -Aye, Locke-Parks -Nay, Stevens -Aye, Aldred -Aye, Morgan -Aye. Motion carried.

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The Board discussed Truslow's contract for the hydrogeologic study review for Long View Place. There was some discussion about "River Run" being on the cover letter of the contract, Long View is the name on the contract. Aldred signed the contract.

The Board discussed applying for planning and zoning grants through InvestNH with the assistance of Rockingham Planning Commission (RPC). Aldred would like to apply for all 3 grants.

Locke-Parks motions to work with RPC to apply for grants that relate to housing, Finan seconds.

Stevens -Aye, Locke-Parks -Aye, Matson -Aye, Finan -Aye, Kizza -Aye, Aldred -Aye, Morgan -Aye, all in favor.

Finan motions to adjourn, Kizza seconds.

Stevens -Aye, Locke-Parks -Aye, Matson -Aye, Finan -Aye, Kizza -Aye, Aldred -Aye, Morgan -Aye, all in favor.

Respectfully Submitted,
Jillian Benedix
Administrative Assistant
Brentwood Planning Board