

Brentwood Planning Board Meeting Minutes 2.16.23

Present: Kristin Aldred- Chairperson

Bruce Stevens- Vice Chair

Doug Finan

Ned Matson

Jon Morgan-SB rep

Stefanie Kizza (via zoom)

Paul Kleinman

~~Brian West~~

Mark Kennedy

Kate Locke-Parks

Town Planner: Glenn Greenwood

Meeting held at Brentwood Town Hall

Aldred opened the Public Hearing.

The River Run request for extension was discussed. The original conditional approval was for 180 days, expiring March 21, 2023. The request is for an extension until March 21, 2024. The usual process of granting a conditional approval is to grant 90 days unless the applicant requests otherwise; the Board is able to conditionally approve projects up to 2 years. The applicant is waiting on several State permits at this time, one of which has a 90 day que before it is even reviewed and has provided a letter of explanation which was shared with the Board. After some discussion the Board agreed that they had preciously requested Town Counsel review the request, at this time, this has not been done, the Board agrees they will wait for an update from Greenwood and continue the discussion at the next Planning Board meeting.

Aldred announced Brentwood was granted a Housing Opportunity Planning (HOP) Grant, for \$40,000. This grant includes the opportunity for 3 members to attend the Housing Academy, an in-person and virtual training program for recipients to help build and further develop local capacity related to housing matters. Aldred, Stevens and Benedix volunteered to attend, however, this could change.

Mike Laham, Rowell Rd East, was present to discuss becoming an alternate. Laham will contact Benedix regarding this next week. **Stevens motions to appoint Laham an alternate, Matson seconds, all in favor, motion carries.**

The Board discussed House Bill 592N, the focus of this bill is to minimize the disparity that exists within towns having different ordinances so that developers have to deal with understanding potentially 234 different wetland ordinances. In this instance they are calling for a standard, if there are 3,000 sq ft or less of permanent pervious impacts so that it can be uniform. This would discount our local standards which are more stringent. Aldred asked the Board if they would be in support of sending a letter against this bill, the Board agreed. **Stevens motions to send Aldred's letter,** Finan asks Greenwood if he reviewed the letter, he states he has, **Finan seconds Stevens' motion, all in favor, motion carries, Aldred will send letter on behalf of the Planning Board.**

Finan states that a recent Rockingham Planning Commission (RPC) meeting they mentioned a link that informs the public of bills being considered by the House. Finan will look into this and forward the information to Benedix. Greenwood believes the most informative link for Planning Board would be the legislative tracker on the NHMA website.

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The Board is in receipt of a letter from William Dunkerley, the owner of Dunk's Mushrooms, located at 313 Route 125. Greenwood explains that there have been a couple of visits to this location by town inspectors and Mr. Dunkerley is using this letter as a means of communication with the Town to let the Board know what he is doing and to find out if what he is doing, from the Planning Board's perspective, would require any revised or additional site plan review of his activity. The board read the letter. The letter describes that he is a food processor and that allows him to host up to 4 events per month without licensing. It also states that he would like to expand his use to include a restaurant at some point. Greenwood states the Board gave Mr. Dunkerley an approval years ago to process his mushrooms and that processing also requires a State permit, and the State permit for processing the products that he uses actually gives him an allowance to provide in a retail basis the product that he processes, which he has been doing consistently for several years now. The events that he has been holding were not talked about in the original discussion with the Planning Board. Stevens asks if Mr. Dunkerley is the owner of the site, Greenwood answers that he is not, the owner is a Rob Waters. Stevens states that the biggest problem appears to be the septic, he states the Board can request a review of the septic by a certified septic designer, this is something that should be requested of the property owner. Stevens questions if the gym located on site may be putting the pressure on the septic with their showers. Morgan asks if the gym is an approved use, Greenwood states it is, Aldred asks if this includes showers, Greenwood states he does not recall the affidavit expressed a number of showers being allowed. Stevens is unsure the Board can ask that question; the Board can express concern on behalf of the Town that the septic system is being overloaded and request a design review and report from a licensed septic designer so that the Board could understand how many gallons go through there everyday and how much more would be added. Stevens states that anytime someone asks for an improvement or expansion, that is the only time the Board has the authority to request this basic, rational, reasonable information. The owner of the property needs to identify all uses on the property and how much septic is required for each of those uses and then a combined total of all of these uses and a system that would support that. Kennedy questions if the previous owner could produce a septic plan in the past, Stevens states that when Brew came along, he did provide documentation that there was ample septic on site. The Board discussed if they should be communicating with Mr. Dunkerley or the property owner. Stevens suggests drafting a letter to the property owner stating that the Board is concerned about the ability of the current septic to support the activities on site. Benedix will provide affidavits and other pertinent information for the next meeting for the Board to review. The Planning Board would like an update from town inspectors for next meeting.

The Board discussed the sign at 329 Route 125, property owner, Jim Michaud, has changed the name of his business and ordered a new sign. The new sign meets all Town criteria and therefore cannot meet State requirements, for example, the Town's size restrictions prevent the sizing of the lettering to meet State requirements because the business name is too long. Mr. Michaud is requesting a letter of support from the Town stating that his sign meets Town regulations. The Board is agreeable to this, however, would like something in writing

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from Mr. Michaud. Greenwood will look into this, Benedix will reach out to Mr. Michaud for a written request.

The Board discussed the Master Plan chapters they have been working on, starting with the Vision chapter. Anything the Board does, needs to change, amend, defend, needs to be consistent with the Vision Statement. Aldred suggests the Board send any feedback to Benedix, and she can pass the information on to appropriate people. There is a general agreement amongst the Board members that the basics of the Vision chapter are solid. The Board discussed the Transportation chapter, the Board agrees that not all of the maps are needed, especially the map regarding sidewalks; Brentwood has “one very small strip of sidewalk extending along North Rd bridge over Route 101.” The Board agrees that the safety challenges along Route 125 are the most concerning, Stevens reminds the Board of the intersection at Pickpocket and 111A which is believed to be on the State’s 10 year plan. Finan updated the Board regarding the RPC and the State’s 10 year plan, he was informed that the 10 year plan is lagging due to staffing issues, the RPC has limited jurisdiction as to how these things get moving. There is another program other than the 10 year program, HSIP, Chief Ventura, and Karen Clement have contacted DOT and met with representatives, this program has a 2 year review process and there should be an update within the next few months. Aldred asked if there was anything the Board could do to support these efforts. **Finan motions to have Aldred compose a letter of support to Chief Venture, for a light at the intersection of South Road and Route 125, Kizza seconds this motion, all in favor, motion carries.** Greenwood suggests when Aldred writes the letter she mentions that this is a highly developable intersection because there is one completely undeveloped parcel.

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

Respectfully Submitted,
Jillian Benedix
Administrative Assistant
Brentwood Planning Board