

Brentwood Planning Board Meeting Minutes 09/01/22

Present: Kristin Aldred Cheek – Chairperson

Bruce Stevens – Vice Chair

Doug Finan

~~Ned Matson~~

Jon Morgan

Stefanie Kizza

Paul Kleinman

Brian West

Mark Kennedy

Kate Lock-Parks

Town Planner: Glenn Greenwood

Meeting held at Brentwood Town Hall

Open Public Hearing

Aldred-Cheek opened the meeting.

Stevens motions to appoint Kennedy to fill in for Matson who has recused himself and is not present, Finan seconds, all in favor.

Stevens motions to appoint Lock-Parks to fill in for Kizza who is not present, Finan seconds, all in favor.

Continued Site Plan Review Application. Applicant Joseph Falzone, Owner River Run Development LLC. 41A Mill Road, tax map 217.048.000. Proposal for an age-restricted development. Jurisdiction was invoked 4/7/2022.

- Offsite improvements discussed, Wayne Robinson, Road Agent, provided updated estimates for guardrails, met with Mr. Falzone last week and they agreed upon \$110,000, (\$101,200 for safety improvements and \$8,800 contingency).
- “The agreement is the contingency is for cost escalation and is only good for 1 year. If the work is not completed within that time frame we will meet to review current costs.

The agreement is contingent with the understanding we only agree to fund after all permitting approvals are granted allowing construction of the project.”

Kizza arrived at 7:04, Lock-Parks recused, Kizza joined the board.

- Updated HOA documents reviewed, section 2.34 states “be the principal residence of only 2 persons.”
- Also in section 2.34 “including without limitation, children of the full-time occupants,” board asks that “without limitation” be removed, Falzone and his counsel were amenable to this.
- Documents currently state that the minimum lease is 6 months
 - There was discussion regarding this and whether they could say no leasing or a 1-year standard lease

Kennedy motions that the condo documents specify a 6-month lease, Stevens seconds, Aldred Cheek, Kizza, Kennedy and Stevens are all in favor, Morgan, Kleinman and Finan vote nay, motion carries.

- Final well citing approval from state of New Hampshire review, for 2-bedroom wells, the drawdowns in neighboring wells were minimal when compared to well and pump depth.
 - Lists 8 conditions including ongoing monitoring of 1 abutter’s well for 2 years.
 - Kennedy would like to see 3 years of monitoring, Mr. Falzone was amenable to this.
 - Abutter Cameron Miner, 18 Fellows Rd, asks what kind of recourse would occur if there is a negative impact on abutters’ wells. Neil Helberg, Lewis Engineering, explains how to contact the state water supply engineering people and they would handle that.

Conditional Use Permit – pursuant to 700.003.004.006.001 (B) as the septic flow is greater than 2400gpd. It is approximately 8800gpd.

- A. The proposed use will not detrimentally affect the quality of groundwater contained in the aquifer by directly contributing to pollution or by increasing the long-term susceptibility of the aquifer to potential pollutants.

Kleinman raises concerns of nitrates entering the Aquaphor and believes the burden has not been met by the applicant.

Kennedy motions to approve A, Kizza seconds; Aldred Cheek, Stevens, Finan, Kizza and Kennedy are in favor, Kleinman and Morgan vote nay.

- B. The proposed use will not cause a significant reduction in either the short or long-term volume of water contained in the aquifer or in the storage capacity of the aquifer. (3/1998)
Tabled.

- C. The proposed use will discharge no waste water on site in excess of one thousand (1,000) gallons per day, and will not involve on-site storage or disposal of regulated substances as herein defined.

Stevens motions this criteria is not applicable, Kennedy seconds, all in favor.

- D. A hydro-geologic study shall be submitted as required in section 700.003.004.001 of this Article. (3/1998)

Stevens motions this condition has been met, Kennedy seconds, all in favor.

- E. Other site specific conditions as determined by the Planning Board. (3/2016)
Tabled.

CUP has been tabled and will go back to Danna Truslow for review with these questions with particular attention to “B”.

Letter from abutter Cameron Minor, 18 Fellows Rd, was read into record.

There will be a workshop discussion on 9.15.22, Greenwood will provide a bulleted list of items that still need to be completed.

Stevens motions to continue the public hearing 9.22.22, Kennedy seconds, all in favor.

Continued 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.

Finan motions to invoke jurisdiction, Kennedy seconds, all in favor.

Went over Glenn’s comments and the response letter.

- CUP will be addressed concerning comment 2.
- Applicant will address comment 8 at appropriate time.
- Site walk is scheduled for 9am on 9.17.22, response to number 11.
- Long View Drive is the proposed road name.
- There will be a conservation restriction not an easement.

New comments:

- Applicant will have landowner consistent on plans.
- Hydrogeologic study is required, applicant states this is already being worked on.
 - Board discussion regarding hydrogeological study and necessity for peer review with Danna Truslow.

Stevens motions to have the hydrogeologic study peer reviewed by Danna Truslow, Finan seconds, all in favor, motion carries.

Went over TEC comment letter, in response to comment 7, Cole would like to clarification, does CUP cover this, it is the same wetland they are requesting a CUP for the roadway.

- Greenwood will get back to Cole regarding this.

Cole understands that TEC has requested additional information and will be onsite working on acquiring that information.

Stevens motions to continue to 10.6.22, Morgan seconds, all in favor, motion carries.

Board Business:

Board signed Manifest.

Bond reduction for 3-Ponds Phase II discussed. Letter from TEC recommending bond reduction of \$954,911.25 leaving a balance of \$403,365.45.

Finan motions to sign bond reduction, Stevens seconds, all in favor.

Finan motions to adjourn at 9:40, Aldred Cheek seconds, all in favor.