

**Brentwood Planning Board
Minutes
August 6th, 2020**

Members	Bruce Stevens, Chairman	Doug Finan
Present:	Kevin Johnston, Vice Chair	Alternate, Brian West
	Ken Christiansen, BOS rep	
	Steve Hamilton	Town Planner Glenn Greenwood
	Mark Kennedy	

Open

Chairman Stevens opened the meeting at 7:00 pm and the Board introduced themselves. Stevens opened the public hearing.

7:00 pm – Site Plan Review Application: Applicant & Owner: Stoneface of Brentwood, LLC. Property is located at 88 Route 125, Brentwood, NH in the in the commercial/industrial zone, referenced by tax map 217.024.000. Intent is a temporary parking pad for trucks and equipment.

Present: Micah Denner of Stoneface of Brentwood, LLC and Septic Designs of NH. A couple of abutters attended including Dave Webber of 32 Diane McCain Drive.

Motion made by Hamilton, 2nd by Finan to give alternate West voting rights. All were in favor. Motion carried.

Motion made by Kennedy, 2nd by Hamilton, to invoke jurisdiction to accept the application. All were in favor. Motion carried.

Applicant Micah Denner of Stoneface gave an overview. This plan is for a temporary parking pad. A fully engineered process for what he wants to do on the lot is in progress. This is temporary parking for trucks; get the gravel in and compacted. Once done, take the gravel out and loam and seed it. Stevens added and that would be part of the overall site plan when it comes back as a new site plan review application. Denner continued that he wants to be able to add temporary electric service as well. Eversource came out to get the information and location to be added to the master set of plans to be submitted. Denner had wanted temporary electric at the end of the parking pad but it's so close to where Eversource sited the permanent electric, that he wants to just extend it to where Eversource sited the permanent location; keep it in the same area to only do the excavation once. If not, he can put it 20' away. Temporary is one pole; no transformer right now, just the piping in. Greenwood asked what would be evident on the ground? Denner said a 4 x 4 post with a meter and panel and underground lines. Greenwood and Board agreed the Eversource sited location for electric is fine. Denner asked if it's okay to remove small saplings and brush in the driveway area. Stevens said he could cut trees on his property as long as he stays away from the no cut buffers; 25' sides. Kennedy added and 50' in the residential part at the back. Stevens added a lot of that is also wetland. But for actual timber cutting, there is a timber tax through the BOS for harvestable, saleable timber. Denner asked if permission was needed to add a gate at that entrance as people are driving onto the property. Board said no permission was required. Denner also wants to add temporary solar panels. Board had no objection.

Kennedy asked if they were defining temporary, as usually there is a timeline associated with it and suggested that the word temporary be removed from the plan. Stevens agreed, strike the word temporary. Greenwood said it's "temporary" because he's coming in with a full site plan later but he made an aggressive move up front. The Planning Board is adjusting for activity that's taken place that

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wasn't permitted but that it's understood that this will be supplanted by an actual site plan in the future. Approving this plan, is what is allowed out there now.

Abutter Webber was concerned about the excavation that took place on the lot. He had inquired with the PB office and nothing had been filed and then he received a call back saying something had been filed. Was that excavation something that should have been approved ahead of time and he should have been notified as an abutter? Board agreed, yes. Webber continued is this what's to be expected, he goes in and does something and sees me taking pictures and now he comes to the PB or was this just an oversight? Denner replied it was an oversight. He's worked in other towns which didn't require a temporary permit. He did call the Town but a couple of weeks had passed by then. He did talk with Glenn and he is trying to do the right thing.

Stevens said if there is more development there done without approval, a cease and desist could be ordered and he could get fined. Any future work on the property will require a whole new plan and abutters will be notified with any new submission. Stevens provided Webber with a copy of Stoneface's submittal. Greenwood said this plan can't be recorded; an affidavit or addendum can't be recorded on this as there is no site plan on file; a copy will be kept on file. Hamilton asked about Denner's timeline. Denner commented that he wants to break ground in Spring so site plans could be back before the Board possibly in the fall.

Motion made by Hamilton, 2nd by Kennedy to approve the parking pad, electric and solar. All were in favor. Motion carried.

Board Business

The Board signed the manifest.

Board reviewed the recommended Bond amount of \$8,304.00 for 21 Boylston Street, LLC for 102 Rte. 125; tax map 217.025 from Steve Cummings (on file). **Motion** made by Hamilton, 2nd by West, to approve the recommended bond amount of \$8,304 for 21 Boylston Street, LLC. All were in favor. Motion carried.

Board reviewed the recommended Bond amount of \$26,488 for Densen-7 lot Cluster Development "Country Fields" on Crawley Falls Road; tax map 217.009 from Steve Cummings (on file). **Motion** made by Finan, 2nd by Hamilton, to approve the recommended bond amount of \$26,488 for Densen/Country Fields cluster development on Crawley Falls Road. All were in favor. Motion carried.

Board reviewed "site work complete" letter (on file) from Steve Cummings for Rivers Edge Brentwood, LLC (Wilson Way); tax map 212.034 off of Pickpocket (age restricted development). Board discussed scheduling a site walk so they can then make a recommendation to the BOS for road acceptance if deemed complete. Greenwood suggested Cummings come on the site walk. Board discussed possible site walk dates/times. Proposed dates Tues. August 11th, Wed. August 12th, or Monday, August 17th at 6 pm. Bickum will confirm a date with Steve Cummings and post the site walk agenda. Bickum will put Wilson Way/Rivers Edge bond release and road acceptance under Board Business on the August 20th, 2020 PB agenda.

Federal Emergency Management Agency (FEMA) Flood Maps letter (on file) regarding an update to floodplain management ordinances that are required and need to be submitted to the Boston agency to

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reflect the new Flood Insurance Rate Map (FIRM) maps effective Jan. 29, 2021 for continued eligibility in the National Flood Insurance Program (NFIP). Bickum said the letter referenced that the flood hazard information doesn't affect the community but that the community does lie on one or more of the revised map panels and therefore it's necessary to update our floodplain management ordinances to reflect the new FIRM as a condition for continued eligibility in the NFIP. Greenwood said all we're doing is changing the date and the RSA allows for it. Greenwood & Bickum will forward the terminology to the BOS office.

Bickum updated the Board on Greg Lambert SP Conditional Approval for propane/oil storage facility 209.068 which expires 8/14/2020. He is letting it lapse. Verified this with his engineer, Chris Tymula of GPI that a new site plan application will come.

Board to review RFP for Town Engineer comparison spreadsheet. 9 were submitted. Greenwood took all the proposals and broke it out into different categories to compare the submissions.

Greenwood suggested the Board interview 3 or 4 firms unless they want to stay with Cummings. Greenwood recommended three firms that were lower cost and had planning board review experience. Moderate cost firms such as Dubois & King, are very good and have worked with the Town before. Board discussed. Greenwood commented that everyone that submitted is qualified but some that submitted haven't done a lot of peer review for municipal boards. Kennedy asked about Stephens Associates Consulting Engineers located in Brentwood. Greenwood confirmed that he is a structural bridge guy but did have one peer review on one development. Greenwood had checked references and gave the Board his top three recommendations. Board agreed that West and Christiansen would sit in with Greenwood and Bickum to conduct interviews. The Board agreed to interview the following firms/engineers: TEC-The Engineering Corp.; Steven PI Cummings, PE; and Civil Construction Management, Inc-Dennis Quintal. Bickum suggested interviews for early September; Sept. 2nd or 9th possibly, to be confirmed.

Approval of Minutes: July 16, 2020

Motion made by Hamilton, 2nd by Stevens, to approve the minutes of July 16th, 2020 as presented. All were in favor. Motion carried.

Bickum gave the Board an overview of the hearings continued and/or scheduled for the August 20th, 2020 meeting (draft agenda on file).

Motion made by Hamilton, 2nd by Finan, to adjourn at approximately 7:47 pm. All were in favor. Motion carried.

Respectfully submitted,

Andrea Bickum
Administrative Assistant,
Brentwood Planning Board