

**Brentwood Planning Board
Minutes
December 19, 2019**

Members Present:

Bruce Stevens, Chairman	Doug Finan, Alternate
Ken Christiansen, BOS rep	Brian West, Alternate
Kevin Johnston, Vice Chair	
Steve Hamilton	Town Planner Glenn Greenwood
Jon Morgan	

Open

Chairman Stevens opened the meeting at 7:00 pm.

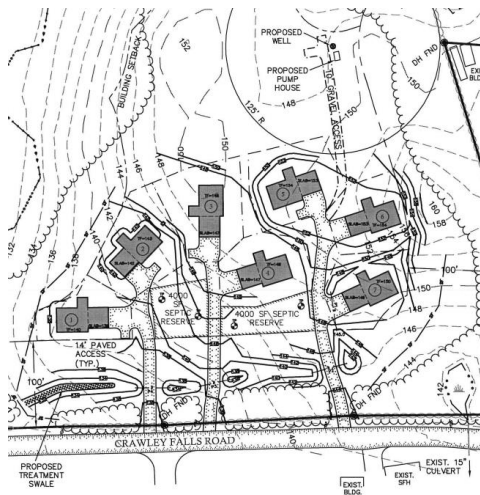
Motion made by Johnston, 2nd by Hamilton, to give alternates West and Finan voting rights. All were in favor. Motion carried.

7:00 pm: Continued Site Plan Review Application: Applicant Gary Densen; Owner Dana H Clay Living Trust; Tax Map 217.009, Crawley Falls Rd, Brentwood, NH 03833; Intent: To build 7 dwellings clustered on approximately 20.7 acres. The LLA was approved on 11/21/19 enabling a 20+ acre lot, the minimum required to develop 217.009 into a cluster subdivision.

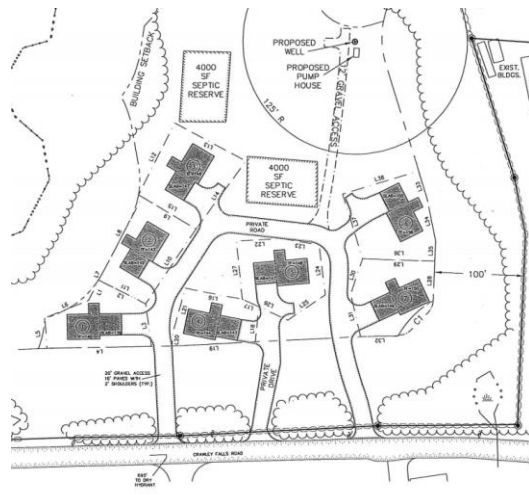
Present: Dennis Quintal, Engineer for Gary Densen and representing Dana Clay; Gary Densen; Abutters John & Lois DeYoung.

Quintal summarized that at the last meeting on this, the lot line adjustment had been conditionally approved and that will be finalized in the next month or two; bounds and mylar. This is a 20-acre parcel for cluster development. The revised plan hasn't been reviewed, we're just here for the Board's input. The Fire Department had issues with the original 3 driveway proposal due to not being able to get the fire trucks turned around. This revised plan now has a named private road which horseshoes around with a center private driveway to feed two lots. The septic systems are now out back. There's a note on the plan on sheet one, note 10: The roadway & driveway providing access to the adjacent public roads are private roads that have not been constructed to the Town of Brentwood public road standards and are not proposed to be dedicated to the Town as a public roadway; and can be elaborated in the condo docs so there wouldn't be a chance that this development would petition the Town for a public road.

#1 - Nov. 21, 2019 layout with 3 driveways.



#2 - Dec. 19, 2019 layout with private road loop & private driveway.



Stevens was concerned about private road systems not up to Town specs as citizens would have a right to petition to have the Town take it over; it's happened before. Quintal replied that he was working from their attorney's advice and that the note on the plan and condo docs would alleviate a petition from this development. Stevens felt that even so, the citizens still have a legal right to come and

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petition; the Town could turn it down but the right is there. Quintal replied that he's addressing the Fire Department's concerns while still trying to maintain a large amount of open space. NFPR specs; 20' wide, stable base gravel; 16' pavement and 2' of shoulder gravel on each side and the Fire Department said this layout works for them.

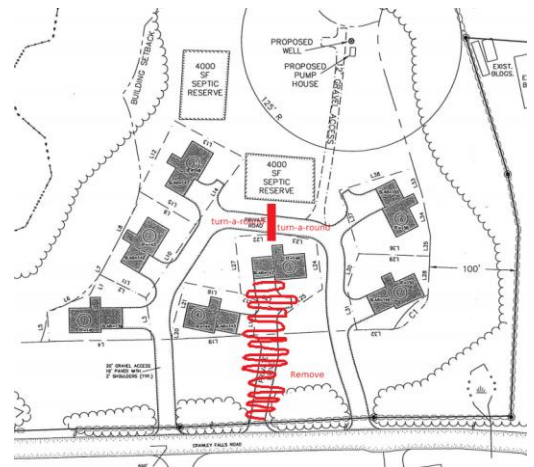
Greenwood commented that he doesn't like the concept of this being a road at all. Greenwood met with Grant and Chief Bird yesterday regarding the Fire Department's view that 3 houses on a driveway is an enhanced 911 State level requirement to be a road. Greenwood contacted e-911 and it is only a recommendation; guidance; it is not a rule or State law. It's e-911's guidance for addressing purposes, not fire safety purposes. It's to minimize confusion for emergency response when addressing properties. When there are 10 houses on a private driveway, it becomes difficult. Having 3 houses on one driveway doesn't kick it into having to be a road by anything at the State level. The Town has the ability to do more than 3 houses on a driveway and 911 leaves it up to the locality. Greenwood made that clear with Grant and Bird. However, the design does need to incorporate a way for the fire trucks to turn-a-round and in that first layout with the three driveways, there wasn't an adequate turn-a-round. SFC's review on the first layout commented on conflicts with life safety codes regarding the length of the private driveway without a turn around capability. Greenwood stated this private road layout bothers him and he is much more comfortable with the three driveways proposal.

Quintal responded the Fire Department said it had to be labeled with a name; a private driveway with a name? The goal is to maintain open space and not have a town road for the Town to maintain.

Quintal, Greenwood and the Board discussed design options; break the private road in the middle and gate it; Hammerhead configurations; private road would be in the HOA docs but HOA's can amend their requirements; break it where it says private road and make this a turn-a-round and this a turn-a-round, so two private driveways here with each having a turn-a-round. Would that satisfy private driveways, the Board and the Fire Department? Greenwood agreed. Quintal will leave the septic designs out back. Stevens said the road has been struck. It will be 3 private driveways. Quintal added if it's more than 150' it has to be 20' wide so they will be 20' wide driveways for fire standards.

Johnston & Quintal discussed a 2-driveway option: The two houses in the center not have their own driveway; only 2 driveways off of Crawley Falls. Put 4 houses off one private driveway on the West side with a turn-a-round at the end and 3 houses on the other private driveway on the East side with a turn-a-round at the end. Board agreed. Quintal will make those changes. *See example illustration.*

Quintal addressed the drainage; no change to the existing watershed drainage direction. Original design had open swales in the front in between the driveways and now it's showing catch basins and piping. The only way to catch the water down slope is into the 100' setback area and deal with it. To keep the natural grades and keep it as a field; we have to remove open swales and put in catch basins and culverts along with a treatment swale at the end of the culvert system. Greenwood confirmed there is language being proposed in the cluster development zoning to allow this; it just needs to be voted on in March. Stevens said the Townspeople could turn it down but the Board is supporting it. Quintal said if that's the case, they would have to apply for a variance. Quintal reviewed the remaining sheets in the plan set. There will be stop signs, even though they are private driveways; there's more work to be done and have it reviewed by the



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Town Engineer. Greenwood confirmed that Quintal could send the plan changes directly to Steve Cummings.

Abutter John DeYoung was concerned with elevation and reverse pitch at the driveways. Quintal commented that the driveway grade is gradual; only 4-6%, a fire truck can get in there. Quintal suggested continuing to the second meeting in January, (*January 16th*) and if Steve Cummings doesn't have time to review it prior, they could always request another continuation to the first meeting in February.

Motion made by Johnston, 2nd by Morgan, to continue the hearing to January 16th, 2020 at 7:00 pm. All were in favor. Motion carried. *Jon Morgan had to leave the hearing at approximately 7:45 pm and was not present for Board Business.*

Board Business

- The Board signed the manifest.
- The Board reviewed Glenn Greenwood's level funded 2020 contract. **Motion made by Johnston, 2nd by Hamilton, to approve Greenwood's (Town Planner) 2020 level funded contract. All were in favor. Motion carried.** Stevens signed the contract.
- Master Plan chapter extension letter to have it completed by end of January of 2020. **Motion by Hamilton, 2nd by Johnston, to approve the extension of the Master Plan chapter to January of 2020. All were in favor. Motion carried.** *Note: \$2,750 will be re-encumbered for it.*
- Danna Truslow has submitted the 2019 summary report - two hard copies. One went to the Conservation Commission and one is on file in Planning Office. A PDF will be available next week.
- Water Quality Work Group/Subcommittee: Stevens asked the Board for volunteers to work on the water quality work group/sub-committee. **Motion by Stevens, 2nd by Christiansen, to appoint Hamilton and Finan to the Water Quality Sub-Committee. All were in favor. Motion carried.** Hamilton and Finan were appointed as volunteers from the Planning Board but 6:00 pm works better for them for these meetings. The first meeting is scheduled for Wednesday, January 8, 2020 at 5:00 pm at the town offices and Bickum will inform Rob Wofchuck that Hamilton and Finan can attend if they can change it to **6:00 pm**. Bickum informed the Board that the Conservation Commission appointed Rob Wofchuck and Bob Stephens as the CC's representatives to the water quality subcommittee at their December 11, 2019 meeting.
- Stevens commented that someone had questioned the roadway width at the 3 Ponds development. Steve Cummings reviewed and the construction is following the plans that were approved by the Town. Roadway 32' wide? Far more than any road in the past. In this development, the traffic volume is small and the speed is low. It meets safety standards; no need to have more impervious surface and maintenance. The Highway Department went out to measure and the BOS can receive a copy of these minutes.

Approval of Minutes: Motion made by Hamilton, 2nd by Finan, to approve the minutes of December 5, 2019 as presented. All were in favor. Motion carried.

Motion made by Stevens, 2nd by West, to adjourn at approximately 7:55 pm. All were in favor. Motion carried.

Respectfully submitted,
Andrea Bickum
Administrative Assistant, Brentwood Planning Board