

Brentwood Planning Board

Minutes

February 20, 2020

Members Present:

Bruce Stevens, Chairman
Ken Christiansen, BOS rep
Jon Morgan
Steve Hamilton
Mark Kennedy
Town Planner Glenn Greenwood

Open

Chairman Stevens opened the meeting at 7:00 pm.

7:00 pm – Continued Site Plan Review Application: Applicant & Owners: Paul Callahan & Erin-Bouchard Callahan. Site located 292 Route 125, Brentwood, NH 03833; tax map 209.004. Intent: To convert part of the single-family residence into a 30-seat restaurant in the commercial/ind. zone.

Present: James (Jim) Hayden of Berry Surveying & Engineering; Paul Callahan & Erin-Bouchard Callahan.

Hayden commented that they had submitted a review letter breaking out all of the comments and revisions that had been made.

Greenwood commented from his first round of comments the only one that wasn't addressed is #1 showing the septic system; the 4K area and test pits; at least it isn't on the plans Greenwood reviewed. Hayden showed Greenwood his plans where it shows and explained that it is there on the grading plan but it's darker on the computer and very light on the plans. Hayden can make it darker so that it shows on the full-scale plans and add it to the legend.

Greenwood's additional two comments reference a memo from the Building Inspector regarding the building layout. The layout shown on the plans is not the building layout that's on site anymore so it has to be reflected on the plans. Hayden can make the changes to show the layout of the house and barn. Greenwood added that Brentwood doesn't allow two dwelling units on one site so a conditional statement needs to be added to say the separated structure that will be used for the restaurant is not intended to be used for residential space or something to that effect. Hayden can add a note to the plan. Greenwood added if in the future, if the restaurant didn't work out, and they wanted to use that structure as rental, they could do that with another site plan before the Planning Board in order to turn it back into living space. Bouchard-Callahan commented that the barn and the house were attached at one point; they were one unit. Does that count as one residence? Could they be re-attached? Greenwood replied if they have been separated, it's not considered one residence. However, if they were re-attached, then it would be one. Stevens added like an addition.

Hayden said the state permits like septic, the approval numbers can be added to the plan. Stevens said the minutes from 2014 has conditions and one note talks about the stormwater management report (#8) given to the Town at the end of the year. Hayden can add that note. Hayden needs time to button up the permits and address the remaining comments from a fire protection standpoint. 120 days for CA was suggested.

Motion made by Hamilton, 2nd by Morgan, to grant a 120-day conditional approval to June 19, 2020, contingent upon the following:

1. Satisfy any outstanding comments of Greenwood and Cummings letters; which includes:

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2. Receipt of the erosion and landscaping bond, amount approved by the Town Engineer and would include receipt of \$2,000 for escrow for inspections etc. (*see April 17, 2014 CA minutes*).
3. Add a note to the plan regarding the separated structure that will be used for the restaurant is not intended to be used as residential space or similar verbiage.
4. Approval from the fire consultant (SFC Engineering).
5. Receipt of all state permits and add to plans.
6. Add note to the plan that an annual stormwater management report will be given to the Town at the end of each calendar year (*#8 of April 17, 2014 CA minutes*).

All were in favor. Motion carried.

Board Business

1. The Board signed the manifest.
2. Board reviewed Greenwood's Memo to BOS re: 41B Mill Rd. being used as a residence. Christiansen said that an eviction process is already in progress and cleaning of the site is in progress. Greenwood commented that a potential buyer with a CUP application withdrew because the buildings would have required too much work.
3. Board reviewed the draft of an RFP for Town Engineering Services—the last RFP for this was October 16, 2014 (*on file*). Stevens commented Steve Cummings has been the Town Engineer for 25 plus years and it's a good time to submit a new RFP for anyone interested and Cummings is welcome to re-apply. Greenwood added engineering RFP's should be done at least every 5-6 years. Board agreed to publish and post the RFP for engineering bids giving at least 30 days for bids.

Motion made by Hamilton, 2nd by Morgan, to publish and post the RFP for engineering bids for PB review in May. All were in favor. Motion carried.

4. Angel of Hope/NH Tears monument—letter emailed to Board 2-18-2020. Hamilton mentioned this to Joyce Keegal of the cemetery trustees to review and make a decision. Stevens added Keegal could follow up with the BOS as it's not in the PB's purview.

Approval of Minutes:

Motion made by Hamilton, 2nd by Morgan, to approve the minutes of **February 6, 2020** as presented. All were in favor. Motion carried.

Motion made by Christiansen, 2nd by Morgan, to adjourn at approximately 7:25 pm. All were in favor. Motion carried.

Respectfully submitted,

Andrea Bickum
Administrative Assistant,
Brentwood Planning Board