

Brentwood Planning Board

Minutes

February 6, 2020

Members Present:

Bruce Stevens, Chairman	Town Planner Glenn Greenwood
Ken Christiansen, BOS rep	
Doug Finan, Alternate	Present but not voting:
Steve Hamilton	Lorraine Wells, Alternate
Mark Kennedy	
Matt Bergeron	
Jon Morgan	

Open

Chairman Stevens opened the meeting at 7:00 pm.

Motion made by Hamilton, 2nd by Bergeron, to give alternates Finan and Wells voting rights. All were in favor. Motion carried. Morgan and Kennedy arrived a few minutes later and Wells stepped down to let Morgan and Kennedy sit on the Board.

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; Owner Dana Clay; Abutter John DeYoung and a few other residents.

Quintal gave an overview of the revised plan *set (reviewed by Greenwood, Cummings and SFC-on file)*. Quintal reiterated that they had received a conditional approval for the lot line adjustment to obtain the required 20 acres necessary for a cluster development. The plan had gone from 3 driveways, a horseshoe layout, to the current plan showing two (2) driveways with 3 dwellings on the first driveway and 4 dwellings on the second driveway with the 20' driveway width NFPA requirement and turnarounds for emergency vehicles; fire and ambulance. Well and septic and limits of the common area are shown. *Kennedy and Morgan arrived and Wells stepped down. Finan remained.* Revised drainage plan; grades run toward the Northerly corner. Since the last meeting, the location for septic reserve areas changed and are now located to the back of where the dwellings are located, more on top of the hill vs. the lower side. RCCD did 4 new test pits there. They've met with the state regarding the AOT permit that is needed. NHDES want to make sure groundwater recharges to compensate for impervious surfaces and have a treatment area. We had previously proposed a drainage area coming down to a treatment swale. This revision now proposes a stormwater detention infiltration basin area that will recharge the groundwater as it infiltrates into the ground and that is recommended by BMP (Best Management Practices). The drainage for the 3 dwellings will go through a culvert and drain across a field and go underneath the 2nd driveway; these 4 houses will drain down into a swale and a forebay, a sediment basin but most of the sediments will be gone as it runs through a grassy area before reaching the basin but they are required to have a forebay area there. Backside of dwellings, grades drain into a swale; trying to capture all the water that runs off the site into the basin area with overflows and outlet structures. A drainage study was submitted to Steve Cummings and the Town.

Quintal gave an overview of the review comments on the revised plans.

Summary of Greenwood's review comments (on file):

- Quintal can extend the turn-a-round further and make it wider. SFC also calls out a 70' distance (for turn-a-round) – Quintal will make the changes.

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- Bump outs are deck porches kept within the building setback. Limited common area can be in the building setback so Quintal will extend those & make more room.
- Detailed septic plans will be provided.
- Stop signs and unit number signs will be added. Quintal to reach out to postmaster regarding location of one or two kiosks for mail.
- Pump house building elevation (a similar one Densen had done in Epping was provided).
- Proposal cannot receive final UNTIL AFTER March Town Meeting since one of the PB's proposed zoning amendments impacts this developments design.
- Condo docs are in process.

Summary of Cummings review comments (on file):

- *Two driveway permits for access to Crawley Falls Road*
- *NHDES Subsurface Septic approvals. Quintal to do septic design.*
- *NHDES Subdivision and AOT approvals.*
- *NHDES Water Division well approval.*
- *NOI application and permit shall be submitted to the EPA. A copy of the NOI and the SWPPP shall be submitted to the Town prior to construction activities.*
- *A bond for the proposed erosion control and drainage improvements shall be required prior to construction.*
- *Home Owner Association documents are required. In Process.*
- *The copy of the septic plans should be submitted for review/approval by Town and DES.*
- *An electronic disk showing approved final drawings will be required.*
- **Design Concerns:**
 - 4) *Show grading around septic areas when design is complete.*
 - 6) *A stop sign and stop bar should be added to the plans at the entrances. The two drives are used by multiple units.*
 - 8) *Should have a lighting-utilities plan showing water, sewer, electric, lighting & landscaping etc.*
- **Drainage Concerns:** 1) *My main comment is that the site has drainage flows going directly to the detention area. There is no treatment for these areas. In an effort to treat these flows culverts/yard drains should be added to the front/drives of Units 1, 2, 3 and 4 to direct flows to the forebay area for treatment. Quintal thinks Cummings would like to see drainage to front of dwellings and he can do that with driveway culverts. 2) An application has been submitted to NHDES Alteration of Terrain. Once NHDES has approved that submission a copy of the plans / calculations with any changes needs to be submitted to the Town.*

Summary of SFC review comments (on file):

- 20' driveway is gravel that meets the requirement to support the fire-trucks. Detail on sheet 5 – Quintal to modify to show.
- Turn-a-rounds: T-type = 70' deep. Quintal to review and can make changes. IFC Brentwood Fire Department should be consulted to make sure turn-a-rounds adequate.
- Water supply should be coordinated with the FD. Quintal and Densen can meet with the FD and request a letter to the PB.

Quintal to address review comments, make changes and re-submit revised plans for a 3rd review for the March 6th continued hearing.

Motion made by Hamilton, 2nd by Finan, to continue this cluster development site plan review hearing to **March 5, 2020 at 7:00 pm**. All were in favor. Motion carried.

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7:00 pm - Design Review: Applicant: Micah Denner of Septic Designs of NH, LLC; Owner: Unio Realty Trust, Maria Szava-Kovats, Trustee. Site location is tax map 217.024; Route 125, Brentwood, NH 03833. Intent: Construct a storage garage & office; potential use for environmental de-watering facility; potential to make all buildings net zero energy. Located in the comm/ind zone.

Present: Applicant Micah Denner of Septic Designs of NH/Bob's Septic Service; Abutter Frank Bertolino and other abutters and/or residents were present.

Denner gave an overview of his proposal for a building for his office and to build a garage/barn to store his equipment and trucks and do their maintenance & repairs. In the future, add environmental de-watering - which processes waste into EPA class A material used for loam and mulch. There are two plants in NH (Merrimack and Conway) doing this but using dated technology. Denner would like to bring technology to the state that is very energy efficient, the quality of the end material is very good and passes the new strict EPA regulations. In order for Denner to purchase the property, he would need to get approval for the de-watering. It would be containerized, it's not in the open. The process includes containers and most of it is inside.

Bergeron and Kennedy asked about the smell. Denner said there's no guarantee that there would be 100% no odor but a lot of this is containerized. Larger treatment facilities that do this, Manchester & Merrimack, run 115 million plus gallons per year and you don't smell it until you are close and theirs is out in the open. This would be about 10-15 million max and is inside and in containers. Two design options: 1) backup to outside of building, hook up outside building and truck pumps into the building or 2) a pass through, door opens, drive truck in, door closes and then truck empties and leaves through the other side; this is Denner's preferred method. Solids are containerized and composted to become loam & mulch. Liquids are charcoal filtered with UV lights etc. Two permit options: 1) groundwater discharge permit and 2) surface water discharge permit. 90% of state does surface water discharge to include rivers, streams, and wetlands. The treated effluent leaves that way, it's tested and has to meet the EPA regulations. The groundwater method is discharged into large plastic chambers in the ground; Denner wouldn't do this method.

Finan asked about the temperature of the process. Denner replied about 170 degrees F; kills pathogens. Hamilton confirmed the process; the solids are used for composting and landscapers use it. This facility would take other septic contractors, process and transform the by-products, and then you would sell it to landscapers and farmers etc. Greenwood added but you need to store it on site. Denner agreed and added once it's gone through the entire process, it can be stored outside.

Morgan was concerned with potential PFAS and PFOAS in the groundwater; it's in all of us and was concerned about any liability to the Town as Kingston and East Kingston are dealing with this now, not due to this process but a septic service that was just dumping it. Most processes don't remove PFAS or PFOAS. Denner replied this process has to meet state of NH and EPA requirements and the issue in Kingston was not due to this type of process. PFAS and PFOAS are removed with a filter-reverse osmosis-and the filter pulls it out and cleans it. These filters don't backwash like a home system. Once every 5-7 years, the filters are replaced and the old filters are incinerated. PFAS is in everyone, everywhere and there is technology to remove it, but incinerating it is the only way to remove it. State does inspections annually but this is actually stricter. 85-90% of the state has lagoons like on Rte. 101 East and every 10-15 years they dredge lagoons and that sludge goes into a landfill.

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Hamilton asked how many permits are needed and what are the permits for? Denner said there are essentially 3 permits; the EPA and the state give a permit to process everything and give a class A product at the end of it. The 2nd permit is for either a ground discharge (large underground containers) or surface discharge into lake, river, stream; whichever permit you choose, you have to meet the state requirements for levels of contaminants.

Greenwood asked if the intent is to discharge into the wetlands there? Denner replied yes. Wetlands are the best place to discharge due to the natural bacteria in wetlands and the plants help treat, although the substance discharging into the wetlands has already been treated. Greenwood commented and you test the treated product before it goes into the wetlands and you have to supply test results to DES, is that weekly, daily or monthly? Denner replied to DES it's yearly to review the records but you have to keep daily and monthly logs of everything happening in the plant. Morgan asked about PFAS and PFOA testing. Denner replied the end product gets tested before it goes in the final batch but I don't know which technology will be used yet. The state requirement is quarterly testing. Morgan confirmed so quarterly PFAS testing. Denner agreed.

Denner said my time-line is the building/office and in 2-5 years, do the de-watering in the first building. He wants to make sure he can do this before investing in the property. Stevens said so if it meets all state and federal laws or standards, he would be allowed to do it. Denner said the second proposed building would be possibly a future 4 to 5-unit building for retail or rentals. Greenwood added but not part of the operation. If the building is approved but not the use, Denner would have to come back to the Board.

Kennedy was concerned about odor. Hamilton said Denner's taking the risk; the whole game could change; it could be stricter, permits in 2020 could be harder to get in 3 years. But to put up a building and put your equipment in it, have your help there, not a problem. Stevens commented if Denner comes to the Board with a business proposal that is compliant with state and federal standards/laws and the Town's dimensional requirements, the Board cannot deny it. Hamilton said your hurdle will be DES, not us. Greenwood added and doing the process internal to a building is a plus in your favor. Stevens added show the building, make sure setbacks, wetland setbacks, dimensional requirements, grading and stormwater runoff is correct, then the last hurdle would be the state permits as Brentwood doesn't have permits for wastewater treatment. Denner clarified so before the Town approves this, the Town would want to see approval permits from NHDES. Stevens replied absolutely. Kennedy added Rte. 125 is a state road so NHDOT may require a de-acceleration lane but that's not in the Board's purview. Stevens added that property has two curb cuts but to exercise those curb cuts you have to have a plan with NHDOT.

Abutter Bertolino said his only concern would be smell but added that it's all indoors and the swamp already smells. Bertolino asked if Denner had any intent to cross the wetlands to the residential portion of that lot. Denner replied possibly years down the road, a house/s or swim/tennis court or something, nothing commercial. Denner commented that a lot of Towns have drinking water that is recycled. There is one more permit to get to make it potable.

Stevens closed the design review.

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Board Business

1. The Board signed the manifest.
2. Board reviewed a change in tenancy Letter from David Roberts, Brentwood Park, LLC - 335 Route 125. Tax map 209.014.000. Site plan on file D-20786; regarding retail sales of home brewing supplies with no alcohol sold or served. (Shelter Enterprises) **Board was okay with change in tenancy letter and agreed that it was not a change in use. Ok to file.**
3. Reviewed the Planning Board's abutter's notice from Rye regarding a cell phone tower in Rye. Letter received 2-5-2020. Greenwood commented there is a state law that to put in new cell towers, notification to everyone within 10 miles is required. They have notified us. No further action required. **Ok to file.**

Approval of Minutes:

Motion made by Hamilton, 2nd by Kennedy, to approve the minutes of **January 16, 2020** as presented. All were in favor with Stevens and Finan abstaining as they were not present at that meeting. Motion carried.

Motion made by Bergeron, 2nd by Kennedy, to adjourn at approximately 8:15 pm. All were in favor. Motion carried.

Respectfully submitted,

Andrea Bickum
Administrative Assistant,
Brentwood Planning Board