

Brentwood Planning Board

Minutes

January 16, 2020

Members Present:

Mark Kennedy	Town Planner Glenn Greenwood
Ken Christiansen, BOS rep	
Steve Hamilton	Present but not voting:
Lorraine Wells, Alternate	Kathy St. Hilaire, Alternate
Brian West, Alternate	

Open

Kennedy opened the meeting at 7:00 pm.

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

Applicant requested a continuation to Feb. 6, 2020. 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.

Motion by Hamilton, 2nd by Wells, to continue the hearing on the Densen cluster development site plan review to February 6, 2020 at 7:00 pm. All were in favor. Motion carried.

7:00 pm - Design Review: Applicant & Owner: 3 Ponds, LLC. Phase II – Approx. 51 units; Condominium, age restricted. Site located at North Road, Brentwood, NH 03833; tax map 207.022. Expansion due to planned acquisition of an additional 13 acres by LLA from 207.019; owner Brit Realty Trust, c/o Ken Cowan; 163 North Road, Brentwood, NH 03833.

Present: Joe Falzone for 3 Ponds, LLC; Christian Smith of Beals & Associates.

Abutters: Wayne & Kathy St. Hilaire; Karen Mayrand; Linda Sutton; Resident Rob Wofchuck.

Smith gave an overview of what had been proposed in 2018 and the changes. Currently proposing an additional 13 acres from map 207, lot 19 allowing a better roadway layout. It avoids a wetland impact, eliminates the fourplexes, and adds another 13 units. In 2018, 38 were proposed, this additional acreage allows a density for 13 more houses making this proposal for 51 units in Phase II. No test pits have been done yet; here for feedback. This heavy dashed line is the current FEMA flood zone with no elevation associated with it so we need to work with FEMA to establish an elevation for that flood plain. They are also maintaining Mr. Northrup's access to his wood lot.

West asked about the number of septic systems. Smith replied 2-3 septic systems; most likely enviro-septic. Smith has reviewed the note from the fire inspector and is aware that more hydrants need to be added for Phase II; possibly an extension of the water main-pressure hydrants but hydrants along the road; preference of the fire department.

Abutter Sutton asked about there only being one entrance in and out of the subdivision. Smith responded there is no way to have a second access. There is only frontage on North Road between the St. Hilaire and Northrup properties. Smith will work with emergency response officials on that when they move to formal design.

Brentwood Planning Board

Minutes

January 16, 2020

Mayrand asked Smith if he felt that the back lot isn't in a special flood hazard area? Smith replied a portion is but when flood plains don't have specified elevations from FEMA and have elevations that climb up 15 feet, you need to find an elevation to work with. Yes, there is a flood plain associated with the brook but not remotely close to what is depicted on the FEMA maps. There are septic opportunities in a couple of areas. West asked if the septic would be pump-up systems. Smith replied they don't know yet, it's dependent upon the water table and the road elevations when they get to hard design.

Greenwood wasn't in favor of the design visually and aesthetically; he liked the first 7 or 8 units and realizes there are constraints with setbacks and wetland buffers but felt it looked like a centipede, unlike Phase I which is broken up. Mayran agreed; the first part is attractive but the second part, not so much. Hamilton agreed. St. Hilaire commented there will be landscaping; what they've done so far is beautiful. Smith added they are depicting what the density will allow with the constraints.

Wofchuck asked about density and further development. Falzone replied density is based upon the land you're building on. When you reach your density, that's it. Greenwood explained that it will show the formula on the plans; number of bedrooms it resulted in; and to assign the bedroom count to a dwelling count and that's on the recorded plan; that solidifies that it can't change.

Wofchuck asked about their county water supply and who would own the infrastructure for the development. Falzone replied the county owns it to the master meter; a walk-in pit. An electronic meter constantly sends signals to the main water room, if there's a break, they'll know. Once the pipes come into the development, it's the HOA's responsibility for the pipes. The county constantly samples the water; it's treated. Wofchuck mentioned PFA's at the county complex; what happens if it's found here and there's no longer a water source? What is the Town's responsibility? Smith and Falzone replied none; the Town is not responsible for the water here. Board agreed. Wofchuck asked about how is 55+ housing monitored for compliance? Falzone said it has to be monitored for a certain length of time. There's an entire procedure, approved by Town Counsel, it's spelled out in the report; I believe it's through the state; there's a master deed. St. Hilaire added it's in the deed as it transfers from owner to owner. Falzone added there will be a management company for these condos. Falzone commented they are looking to come back 3rd quarter after the FEMA work etc. is all done.

Kennedy closed the design review portion of the meeting.

7:00 pm – 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: Chris Berry of Berry Surveying & Engineering; Paul Callahan & Erin-Bouchard Callahan.

Motion made by Hamilton, 2nd by West, to invoke jurisdiction to accept the application for site plan review. All were in favor. Motion carried.

Berry gave an overview. About five years ago a similar project was conditionally approved for this location for an 80-seat, farm to table restaurant & locally sourced, inside the large farmhouse to be operated by Paul and Erin and one or two employees. Since that time, due to some struggles, the scope has changed and has been reduced to make it more financially feasible and more manageable. All the activity would take place inside the existing structure that's there today. There's no proposed change to

Brentwood Planning Board

Minutes

January 16, 2020

the outside. Paul & Erin live in the back portion of the house and they would like to refurbish the front into a 30-seat restaurant. The larger restaurant would have triggered certain fire codes and building codes. Most importantly, the parking array has been scaled down. The entrance from the road is the same and the parking area is shrunk down to 26 spaces. The proposed stormwater will be captured with a rain garden at the base of the slope. Those calculations were submitted to the Town engineer. Those calculations were based on a paved surface and Erin and Paul are not going to pave this at this time. Mr. Cummings did review the drainage report. The septic system is also being scaled back. One of Glenn's comments was that the test pits didn't fall inside; there are two test pits but the septic size has shrunk so it's between the test pits. Berry will have RCCD conduct an additional test pit to ensure proper soils in that area. Non-transient public water supply system is also smaller so the radius has shrunk and has to be permitted, just like the septic system, through NHDES. Going from 80 to 30 seats lessens the number of cars; it's mostly left-hand turns, so it doesn't trigger mitigation along Route 125. The prior project would have required turn lanes, bypass and a deceleration lanes. This smaller scale project does not and there's a traffic analysis to be reviewed in its final format with NHDOT. The existing site is 6 acres with some wetlands in the front. There is an easement on the property for Southeast Land Trust (SELT), who own the abutting property and the easement is for them to access their property so that will be left open, unimpeded. Some older wells on site will be de-commissioned and a public water supply installed. There are some comments from Mr. Cummings, SFC engineers and Glenn that will need to be addressed.

Kennedy asked Berry to go through Glenn's comments; 1-8 (*on file*).

- 1) *The plan needs to be stamped by the wetland's scientist.* Berry said any final plan will be stamped, not a problem.
- 2) *Does the site plan really want to limit the business to only 4 employees (note 42 on sheet 3 of 15)? I would recommend proposing up to some greater number that would allow for future expansion.* Greenwood suggested changing that so if they want 6 or more employees, they don't have to come back to the Board for an amended site plan. There's plenty of parking. Change the note so it's not so limiting. Berry agreed.
- 3) *The note on plan sheet 4 of 15 regarding the retaining wall should be re-worded. Should be discretion.*
- 4) *Note 25 on sheet 4 of 15 needs to be removed.* References City of Dover.
- 5) *Is a sign on NH Route 125 proposed? Will it be lighted? Landscaped?* Greenwood suggested again that they put something on the plan near (a line or a block) where you might want it because our sign permitting is done through the BOS office and then they wouldn't have to come back to the Planning Board. No specifics are necessary.
- 6) *The plan set should show the septic system layout including a four K area enclosing the required test pits (The current plan indicates only one test pit but two are required.)* Berry said we can show a 4K sq. ft leaching area and will do a test pit.
- 7) *No building elevations are included for the proposal. Photographs of the structure are adequate to comply with this requirement.* Berry can provide photos of the structure.
- 8) *An electronic copy of the final approved plan must be provided to the Town.* Berry agreed, PDF to Town can be supplied.

Greenwood said Berry is in receipt of all the review comments. Is the Board comfortable with continuing this hearing, letting Berry address the comments, make any changes and have revised plans back to be reviewed again about a week out?

Brentwood Planning Board

Minutes

January 16, 2020

Motion made by Kennedy, 2nd by Hamilton, to continue the public hearing on the Callahan site plan to February 20th, 2020 at 7:00 pm. All were in favor. Motion carried.

Board Business

The Board signed the manifest.

CA Extension: Greg Lambert & Sons Realty, LLC – 209.068; Propane & oil storage facility on Rte. 125. Conditional approval was granted on 10/17/2019 & expires on 2/14/2020. GPI is still working through NHDOT comments and has requested a 6-month extension to August 14, 2020 on behalf of the applicant.

Motion by Hamilton, 2nd by Wells, to extend the conditional approval for Greg Lambert & Sons Realty, LLC propane & oil storage facility for another 6 months to August 14th, 2020. All were in favor. Motion carried.

Approval of Minutes:

Motion made by Hamilton, 2nd by Christiansen, to approve the minutes of January 2, 2020 as presented. All were in favor with Wells abstaining. Motion carried.

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

Respectfully submitted,

Andrea Bickum
Administrative Assistant,
Brentwood Planning Board