

Brentwood Planning Board

Minutes

January 2, 2020

Members Present:

Bruce Stevens, Chairman	Town Planner Glenn Greenwood
Ken Christiansen, BOS rep	
Kevin Johnston, Vice Chair	Present but not voting:
Steve Hamilton	Doug Finan, Alternate
Mark Kennedy	
Matt Bergeron	
Brian West, Alternate	

Open

Chairman Stevens opened the meeting at 7:00 pm.

Motion made by Hamilton, 2nd by Bergeron, to give West and Finan voting rights. All were in favor. Motion carried. Johnston arrived a few minutes later and Finan stepped down to let Johnston sit on the Board leaving alternate West with voting rights.

APPLICATION WITHDRAWN. 7:00 pm – Site Plan Review Application: Applicant: Q LLC, Attn: Kevin Brittingham. Owner: Unio Realty Trust/Maria Szava-Kovats, Trustee. Property is located on Route 125, Brentwood, NH in the comm/ind zone referenced by tax map 217.024.000. Intent: To construct a 32,000 sq. ft. commercial building for a firearm manufacturing and testing facility with the option of having an indoor/outdoor range for production purposes.

Stevens announced that the application for site plan review by Q, LLC, a gun manufacturing facility on Route 125, has withdrawn their application. Stevens read the letter submitted from the applicant's engineering firm, Jones & Beach (*on file*) regarding the withdrawal; "*the client has decided not to go forward with this project at this time*". Stevens added any further action would require a new site plan review application with newspaper notice and notification to abutters.

7:00 pm – Design Review Application: Applicant & Owner: Shane McKeen. Property is located at 154 Crawley Falls Road, Brentwood, NH in the in the Town center district, referenced by tax map 217.112.000. Intent is a conceptual commercial development; possibly a bank and a restaurant per the conceptual plan.

Present: Engineer Wayne Morrill from Jones & Beach representing owner Shane McKeen; Rob Healey real estate agent for the property; Abutters George & Parthenia Lagassa; Lisa & Bill of Lindy's Store; resident Rob Wofchuck; Alecia Bouchard on Crawley Falls; other residents and abutters were present but did not identify themselves when speaking.

Stevens said abutters have been notified. Design review is where the applicant discusses with the Board what the proposed plans are for the property, residents can ask questions but no decisions are made.

Morrill gave an overview. The property is in the Town Center zone. It's surrounded by Rte. 125, a signalized intersection, 111A and the vet clinic to the North. The land was cleared a few years ago and it's been sitting vacant for many years. The plan shows an 1800 sq. ft. drive through, fast food, type of restaurant with limited parking of 17 spaces. On the North part, a bank structure; 2400 sq. ft. with two drive up windows. Due to size of the lot and wetlands on this lot, the leach field area has to go on the North part of the lot; highest and driest, pump up systems for each leach field there. Underground detention; wetland impact is about 2,000 sq. ft. of impact; wetland goes through the middle of the lot.

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The plan proposes a shared access off of Crawley Falls Road as this lot does not have frontage on Route 125. There is a triangular shape of land that goes with the vet clinic with no access to Route 125. The access to 111A is too close to the light so the access would have to be off of Crawley Falls with one driveway servicing two businesses; far enough from 111A and the intersection for NHDOT to support this. It will need retaining walls near the wetland buffers in order to get the restaurant in, there's a lot of challenges. This would go to the Conservation Commission to show the impacts and the minimization to the wetlands impact, but it's a very challenging site. Chris Albert from Jones & Beach delineated the wetlands. Jones & Beach also did the vet clinic many years ago with the Board and the soils in the top corner will be the best location for the leach field. Developing this lot will require help from the Town due to the wetland setbacks and buffers and would have to go to the Zoning Board for relief. Morrill opened it up to the Board for feedback saying they're excited to bring something to the Board and would have architectural plans fit the character of the Town; it's a commuter piece, a gateway coming into Brentwood and they'd like to do something nice and attractive there.

Greenwood (*Town Planner*) commented Morrill addressed my concerns; the location of the wetlands, from the center to South to 111A, there's a wetland complex there and with the buffers, it would require 1/3 of that restaurant to go away. Wayne has commented on that and with our ordinances, without zoning relief, it can't be placed there. It's a substantial part of their proposal. I do like the idea of something on that site. Stevens added it's also a taxable benefit that would also supply a service to the Town as well.

Morrill said they have reached out to a bank, a dentist office, and a couple of professional offices to have this second use fit the character of Town. There is a lot of interest on that front part, to see what can fit there; 17 parking spots is minimal. Brentwood doesn't have a lot of restaurants so for a drive-through business, it's the stacking of cars; 6-8 or 10 cars of stacking – not in the ordinance, neither is Town Center regarding landscape buffers along Crawley Falls. They will reach out to Con Comm and then to the Zoning Board as they can't utilize that front corner without zoning relief due to the setbacks.

Hamilton asked if they would consider only putting one building instead of two. Put one building where the bank is and then you wouldn't need any relief from zoning. Morrill replied they could have one building on this lot but it's not financially feasible. Hamilton replied there is a lot of wetlands, a lot of relief needed but with one building you wouldn't need the relief correct? Morrill replied with one building where the bank is shown, there would be no wetland impact or a buffer. Hamilton said so a bank and an office, make that building larger and eliminate the other building and then there's no issue with the Conservation Commission or zoning. Healey replied from a development standpoint, that's not financially feasible. Morrill reiterated if we can put the uses in that one corner then we don't go through Con Comm or Zoning Board and just come back with a site plan. Wofchuck agreed with Hamilton and suggested a larger two-story building closer to the vet clinic as this is in close proximity to the river, which already has issues.

Abutter and resident concerns: An unidentified abutter from Dalton Road said she can see directly to that property and was concerned about anything going in there; would it be aesthetically pleasing? And was concerned about the amount of traffic and speeding that already exists on Crawley Falls; nervous for her four-year old and other kids. P. Lagassa agreed and was also concerned about the traffic and the access off of Crawley Falls Rd. and asked about a traffic study. Morrill replied they can't do a traffic study until they know the use. Once they know what the uses are, they can generate a traffic study. It's also not a state road so it's only a permit through the Town. They do want a tasteful building on that corner,

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no metal pre-fab building etc. Another abutter was concerned about his two kids and also wanted a traffic impact study. A fast food restaurant was fine but he didn't want a restaurant that serves alcohol; his kids getting hit by cars or someone going through his house; something aesthetically pleasing. G. Lagassa said the district is for pedestrian compatible businesses and a fast food restaurant is the opposite. That's the last thing I want to see. Others agreed. A single business only; Mom and Pop, not Aroma Joe's. Wofchuck added it's the Town Village Area and if a bank or coffee shop were to go in, you can envision people from the library coming over for coffee. Does the Town envision putting in sidewalks? Kennedy said the Town of Brentwood doesn't have the infrastructure to put in sidewalks. Stevens added the land would have to come from the property owners. Wofchuck asked about planning; you think of a Town Center, of people walking around. Just in general, should the Town be planning for that? Stevens said this ordinance was in response to people wanting that but the land was laid out before that and it would require a public taking of property to build the sidewalks on. Bill from Lindy's commented that he doesn't want Brentwood to be a city like Manchester, that it's in the country; stone walls, grass, no sidewalks or street lights. Bouchard was in support of the proposal; a bank or maybe a bakery, something you could walk to and this developer seems cognizant of having a tree buffer or something. She has little kids too and they bike to the library. Some of the traffic is concerning, but it would be nice to have something there too.

Hamilton asked Morrill if they had asked the vet about sharing his driveway? Healey said he's currently out of the country. Abutter G. Lagassa added that he owns and rents out 163 Crawley Falls and would like to see landscaping or screening put in as all the trees were stripped on the lot. Stevens commented a landscaping plan would be provided during site plan review; the lot is constrained so landscaping buffers, but within reason. Residents discussed how to decrease the traffic on Crawley Falls toward Gigante Park as it would be used as a cut through. Someone suggested a speed limit reduction sign. Morrill replied that they could put signage on the lot to direct people back to the light on 111A but they tried that at the CVS in Epping and everyone still cuts through past the drive through to Brickyard Square.

Greenwood was appreciative of the attendance of the abutters and resident's participation on proposals like this. He mentioned the opposition to the 24-hour vet clinic which ended up fitting in well. This Board is concerned with how any proposals that get approved fit in but there are also rules and regulations that if complied with, a developer has a right to develop in Town. This Board is very good at what they do which includes having hearings where the residents and abutters are a part of the review and development process.

Stevens commented that when they have a different or final plan, they will be back to formally apply and notices will go out again. Morrill asked if there was a regulation along Crawley Falls for landscaping? Greenwood replied not a mandatory one, no. But the Board will be looking for the site be reasonably screened; commercial to residential uses there, but would look to Morrill to present that to them. Morrill asked about architectural standards? Greenwood replied no specifics on architectural detail in the regulations. A resident from 167 Crawley Falls asked if they had any clients right now for the bank or restaurant. Morrill confirmed that there were no letters of intent for either use yet. They thought these two uses would be complementary to the Town and they have reached out to medical and dental offices to try to get someone to come in.

Chairman Stevens closed the design review portion of the hearing.

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7:00 pm – 2nd Public Hearing for consideration of amending the Brentwood Zoning and Land Use Document as it pertains to the following: (1) Cluster Development; adding a reference to give the PB approval options when reviewing plan designs that incorporate multiple access points onto a Class V road & adding a reference to exempt drainage and stormwater management treatment devices within the buffer area. (2) Septic bed bottom; change 4 ft. to 2 ft. per state regs. Full copies of the text are available in the Planning Board office.

1. *Change the Cluster Development Ordinance – Add (100) and add the section starting with **In instances**...to section 3 of 300.002.007.005 to reflect the ability for the PB to have flexibility in reviewing cluster residential designs.*

*Section 300.002.007.005, A 3 to read: No construction shall be permitted within the buffer zone, other than a primary access road which shall be allowed to cross the buffer zone at the point of access to the pre-existing Class V or better road servicing the development. Along both sides of this primary access road reserve strips of twenty-five (25) feet must be maintained for the first one hundred (100) feet of said primary access road. **In instances where the proposed cluster residential development incorporates a design that includes several access points to the abutting Class V road these may be approved by the planning board if the board determines that the neighborhood and proposal are best served by this alternate plan for access. Related drainage and storm water management treatment devices may be constructed within the mandatory buffer area.***

Greenwood confirmed again that this is to allow the PB more flexibility and to allow drainage within the 100' buffer.

Motion by Hamilton, 2nd by Bergeron, to advance zoning amendment #1 on cluster development for Town meeting vote. All were in favor. Motion carried.

2. **Septic bed bottom – change 4 feet to 2 feet:** 400.005.003 *The bottom of the proposed wastewater treatment facility shall be a minimum of ~~four~~ two (2) feet above any seasonal high-water table. ***

Greenwood commented that Mike Comeau from RCCD had recommended the change from four feet to two feet.

Motion by Hamilton, 2nd by West, to advance the zoning amendment for septic bed bottom for Town meeting vote. All were in favor with West abstaining. Motion carried. Greenwood will write the zoning amendment article for the February edition of the newsletter.

Board Business

1. The Board signed the manifest. 2. On file - Received a copy of a survey plan for 106 Crawley Falls Road, 217.016.000 land of George & Kathleen Demeritt Revocable Trust; recognizing one lot per BOS letter; Surveyor: James E. Franklin, Survey Plan Dated 12/27/19.

Approval of Minutes: Motion made by Johnston, 2nd by Hamilton, to approve the minutes of December 19, 2019 as presented. All were in favor. Motion carried.

Motion made by Hamilton, 2nd by Bergeron, to adjourn at approximately 8:05 pm. All were in favor. Motion carried.

Respectfully submitted,

Andrea Bickum,
Administrative Assistant,
Brentwood Planning Board