

Brentwood Planning Board

Minutes

July 18, 2019

Members Present:

Bruce Stevens, Chairman	Lorraine Wells, Alternate
Steve Hamilton	
Mark Kennedy	Town Planner Glenn Greenwood
Jon Morgan	
Kevin Johnston	

Open: Chairman Stevens opened the meeting at 7:00 pm.

Motion made by Hamilton, 2nd by Morgan, to give Wells voting rights. All were in favor. Motion carried.

7:00 Public Hearings

7:00 pm – Expedited Site Review: Owner David Flagg of Brentwood Power Equipment located at 240 Route 125, Brentwood, NH 03833. Tax map 216.036.000.

Present: David Flagg, owner of Brentwood Power Equipment.

Flagg presented his intention to re-build Brentwood Power Equipment and wanted to add approximately 460 square feet to the original 1988 building by squaring off the rear of the building, adding 10 feet in length. The current area is approximately 5,170 square feet. This would be under 10%. Greenwood explained that area he's proposing is already paved; there are no dimensional requirement infringements. Greenwood will prepare an addendum which will explain the minor addition to the building. This is an expedited site plan which meets the regulations parameters so no notice is required. It just has to take place at a public meeting and there has to be an existing site plan on file, which Mr. Flagg has. This is in conjunction with his re-establishment of the building.

Motion made by Kennedy, 2nd by Hamilton, to approve the expedited site review and approve the re-establishment of the building plan with the additional square footage addendum. All were in favor. Motion carried.

7:00 Continued Hearing - Site Plan Review: Applicant: Trident Project Advantage Group; Owner: Emma Brentwood Realty, LLC; Tax Map 223 Lot 063; 316 South Road; Site plan application for a new two-story building education facility and retail/office space. Applicant requested a continuation to August 1, 2019 at 7pm.

Motion made by Morgan, 2nd by Kennedy, to continue the public hearing for Trident to August 1, 2019 at 7 p.m. at the request of the applicant/s. All were in favor. Motion carried.

Greenwood informed the Board about a phone conference between himself, Steve Pernaw and Heather Montacup about 3 weeks ago to discuss the traffic study parameters. Physical counts were proposed per the discussion; a continuous count for at least 72 hours is one of the standards.

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7:00 pm - Proposed Zoning Changes for Planning Board discussion: (copy on file)

The Board discussed a number of zoning amendment proposals: Use more one roadway cut on cluster developments; 2' bed bottom vs. 4' bed bottom. Greenwood to contact RCCD and Karen Clement to discuss septic criteria and waivers that have been requested. Per new HB 136 that passed, changing 30-day notice for ZBA hearings to 45-days. Greenwood said we'll need to change it to comply. Board discussed a new junk and debris suggestion but it needs more work; Rooster ordinance proposed by resident Kevin King of which the Planning Board was not in favor of addressing a zoning ordinance applying to roosters due to the zone being residential/agricultural. Greenwood said Mr. King can submit a citizen's petition. Reduction of impact fees for ADU's? Greenwood to call Bruce Mayberry to discuss impact fee methodology. Greenwood to review all and revise text for another future work session discussion.

Resident Kevin King arrived at 8 pm to address his submitted letter regarding wanting a zoning ordinance to disallow roosters in the residential/agricultural district. Greenwood summarized that the Board had discussed the request that he made and decided not to go forward with a zoning change that the ability to have a rooster on a property zoned residential/agricultural is something that should be a right for residents to have so they won't be proposing a change. The changes that happened in Kingston changed the allowance for having roosters just in their zones that are single family residential zones, not in their agricultural zones. They have a more complex zoning scheme than Brentwood which only has residential/agricultural, multi-family/professional office and commercial/industrial. King commented that the Board had decided to become a group Luddites bringing Brentwood back to into the 19th century. This town is becoming much more residential every day. To have roosters next door waking you up at 4:30 every day is a nuisance. Hamilton asked when he moved to Brentwood if he had the expectation that he might have these issues seeing that it's an agricultural zone and suggested he should have done his due diligence regarding which zone he was moving to. King replied when I moved here, my neighbors didn't have roosters and chickens. Hamilton commented but they had the ability too. King got visibly upset and voices were raised. Morgan said your options are not exhausted. The Board's decision is to not move forward but you can bring a citizen's petition forward and you can get help with how to do that. He reminded King to be respectful of the Board members and to seek their guidance on how to submit a citizen's petition. King concluded it's a nuisance and it affects my property value. I understand your decision is final but the petition I will follow up on. Greenwood commented it's a way for a citizen to get a proposal for a zoning change before the townspeople. It gets voted on by the town at town meeting. There is a discussion period; it's basically a warrant article. It's the first week in November where you can first submit a petition. Stevens added you need 25 signatures on a hand written petition. King said he's starting a piggery as well, is that okay? Stevens said as long as they're using best management practices from the UNH Extension, then yes. Morgan suggested a meeting with the Department of Agriculture. King also commented on the chickens defecating on his well head. Stevens suggested that if there are sanitary issues, that's a complaint you could make to the health officer through the Board of Selectmen to investigate.

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Board Business:

Bond Reduction: Rivers Edge Brentwood, LLC (212.034.000) 258 Pickpocket Road – Wilson Way. Reduce remaining bond LOC of \$101,375.20 by \$65,903.83 leaving a new LOC balance of \$35,471.37.

Stevens suggested a CA pending a final confirmation from Steve Cummings that the driveways were done. Kennedy disagreed. The Planning Board decided to hold off on approving this bond reduction until the Town Engineer, Steve Cummings, confirms that a couple of the driveways, which had improper elevations near the road, had been corrected.

Conditional Approval Extensions:

SELT – CA on amendment to site plan for replacing the culvert expires on August 2, 2019. Phil Auger requested a 90-day extension as construction can't start until late August or early Sept. CA extended to November 2nd, 2019.

Motion by Wells, 2nd by Morgan, to grant the conditional approval extension to November 2nd, 2019. All were in favor. Motion carried.

Conquer Self Defense: CA on amendment to site plan at 313 Rte. 125 expires on August 16, 2019. Tony Matias requested a 30-day extension to September 16th, 2019.

Motion by Morgan, 2nd by Hamilton, to grant the conditional approval extension to September 16th, 2019. All were in favor. Motion carried.

Scott Boudreau – Rousseau Subdivision 90 Prescott Rd. Tax map 207.002. CA Expires August 16, 2019. Boudreau requested a 90-day extension to November 16th, 2019.

Motion by Kennedy, 2nd by Hamilton, to grant the conditional approval extension to November 16th, 2019. All were in favor. Motion carried.

Appoint PB Alternate:

Resident Doug Finan would like to make a formal request to become the Planning Board's 5th and final alternate member.

Motion by Kennedy, 2nd by Hamilton, to appoint Doug Finan as the 5th and final alternate to the Planning Board. All were in favor. Motion carried.

Approval of Minutes: June 20th, 2019 minutes (No meeting on July 4th, 2019).

Motion made by Stevens, 2nd by Hamilton, to approve the Planning Board minutes from June 20th, 2019 as presented. All were in favor with Wells and Morgan abstaining. Motion carried.

Motion made by Hamilton, 2nd by Morgan to adjourn at approximately 8:20 pm. All were in favor. Motion carried.

Respectfully submitted,
Andrea Bickum
Administrative Assistant,
Brentwood Planning Board