

Brentwood Planning Board

Minutes

May 7, 2020

Members Present:

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

Open

Chairman Stevens opened the meeting at 7:00 pm.

Motion made by Kennedy, 2nd by Christiansen, to appoint Stevens as Planning Board Chair. All were in favor with Stevens abstaining. Motion carried.

Motion made by Kennedy, 2nd by Hamilton, to appoint Johnston as Planning Board Vice Chair. All were in favor. Motion carried.

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 made by Hamilton, 2nd by Finan, to continue the hearing on the Densen-7 lot cluster development "Country Fields" site plan review application to June 4th, 2020 at 7:00 pm. All were in favor. Motion carried.

7:00 pm: Continued Site Plan 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 6,000 +/- sq. ft. commercial development.

Motion made by Hamilton, 2nd by Finan, to re-notice the hearing on the McKeen Site Plan application to June 4th, 2020 at 7:00 pm, at the Board's expense. All were in favor. Motion carried.

Board Business

1. The Board signed the manifest.
2. The Board signed the mylar for the Lot Line Adjustment for Dana H. Clay Living Trust/Densen Cluster Development on Crawley Falls Rd. Greenwood has reviewed the mylar and deed language; Impact Fee is \$9,386 per unit.
3. Glenn Greenwood asked the Board for permission to write a letter to the Rockingham County Registry of Deeds regarding the registry not wanting to record site plans. In order for the Board to revoke a site plan, state law says that the plan has to be recorded at the Registry of Deeds. Until Cathy Stacey addresses changing the law, she has to continue to record site plans but the registry only wants to record anything that shows an ownership change. Brentwood requires site plans be stamped by a licensed land surveyor as this is required for the registry to take the plan. Kennedy asked what would happen if the law changed and site plans were no longer recorded; what's the Town's recourse? Greenwood replied get the house members and senate to change the law and it would have to say whatever approved plan exists at the Town level is the plan that could be revoked. The law needs to be changed, not removed. If we use the law as it is now, it requires that site plans be recorded at the registry.

Motion made by Hamilton, 2nd by Christiansen, to have Greenwood write the letter to the Rockingham Registry of Deeds on behalf of the Brentwood Planning Board with regards to site plan recording and the revocation process. All were in favor. Motion carried.

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Bob Bent/ECS CA Extension: Applicant requests a 30-day Conditional Approval Extension to **June 13, 2020** as their previous CA extension expires on May 14, 2020. They are waiting on NHDOT and will request a bond amount with Steve Cummings.

Motion made by Hamilton, 2nd by Kennedy, to grant the conditional approval extension for ECS/Bob Bent's site plan to **June 13, 2020**. All were in favor. Motion carried.

21 Boylston St. LLC. is asking for the Board's permission to be able to temporarily use their site located at tax map 217.025.000, 102 Rte. 125, for the temporary storage of construction vehicles until their site plan is reviewed by the Planning Board, currently scheduled for June 4th, 2020. Bickum explained that he's losing his lease where he parks his construction vehicles now and is asking the Board for some leeway until the site plan can be presented to the Board; he has a NHDOT driveway permit.

Board discussed. His other site on South Road and Rte. 125 had only been approved for an office with no ability to park construction vehicles. Originally it was to be a contractor's yard but they had changed the plan to be an office with office related vehicle parking only to appease abutters. Greenwood commented that he's purchased Duane's lot (217.025.000) and has already applied for site plan review. There is no site plan on file and it's a change of use to park vehicles there and with Covid-19, he can't do this in a timely manner before his lease where he parks them now runs out. Hamilton asked how many vehicles? Greenwood thought it was about 8 but that they would probably come and go daily. Hamilton asked about wetlands. Greenwood said there is ample space and they will be maintaining the buffers. The access is already approved by NHDOT but it's a change of use and he's applied with a new plan and application. Greenwood would like the Board to authorize that he or Andrea contact them and let them know that the Board can't do an approval as there's been no site plan hearing for it yet but there is little likelihood that the Town will question him parking there until site plan review. Kennedy added and if their site plan is not approved, he has to remove everything. Greenwood confirmed they supplied in their written request that it's at the owner's risk. If the Planning Board doesn't approve the site plan, the owner will remove all vehicles and any improvements.

Motion made by Hamilton, 2nd by Finan, to allow the temporary parking of construction vehicles on the site at 102 Rte. 125, at the owner's risk, until the site plan is reviewed by the Planning Board and is either approved or denied. If the Planning Board denies the site plan, the property owner would be required to remove any and all improvements and restore the site to its original condition. All were in favor. Motion carried.

The Board was informed of receipt of a letter from Rochester, NH regarding a communications tower in Rochester.

Approval of Minutes:

1. Motion made by Hamilton, 2nd by Finan, to approve the minutes of March 5th as presented. All were in favor. Motion carried.
2. Motion made by Christiansen, 2nd by Hamilton, to approve the minutes of March 19th as presented. All were in favor. Motion carried.
3. Motion made by Hamilton, 2nd by Christiansen, to approve the minutes of April 2nd as presented. All were in favor. Motion carried. *The April 16th meeting was cancelled via email vote on April 2nd. No minutes.*

Motion made by Hamilton, 2nd by Finan, to adjourn at approximately 7:45 pm. All were in favor. Motion carried.

Respectfully submitted,

Andrea Bickum, Administrative Assistant, Brentwood Planning Board