

Brentwood Planning Board
Minutes – Site Walk
154 Crawley Falls Road, Brentwood
June 10th, 2020

Members Present: Bruce Stevens, Chairman Brian West, Alternate
 Ken Christiansen, BOS Rep Lorraine Wells, Alternate
 Doug Finan
 Mark Kennedy Glenn Greenwood, Town Planner

Site Walk started at 5:15 pm. There are no decisions made or votes taken during site walks.

Present: Wayne Morrill & Erik Poulin from Jones & Beach Engineering; Rob Healey co-applicant and developer; Andrea Bickum, Administrative Assistant. A number of residents and abutters attended including: Jonathan and Katherine Frizzell (161 Crawley Falls), Furmer Lattime, Jana and David Lattime (167 Crawley Falls), George Lagassa of N. Hampton-owner of 163 Crawley Falls, and Robert Rossman.

Stevens opened the site walk and mentioned that the continued hearing for this site plan application is next Thursday night at 7 pm (June 18th).

Morrill gave an overview: The site was staked showing corners of the building (near vet clinic), leach field, parking area, centerline of driveway and edge of wetlands. Driveway is between the utility pole and antique store's mailbox. An exit sign would encourage exiting to 111A. The front of the building faces 111A (Middle Rd.) and will contain three units. Two units will have grease traps (for food use, beauty shop, nail salon etc.) No tenants yet and hours proposed are 6 am to 11 pm. If a tenant needs different hours, they'd go back to the Planning Board. There will be two signs; one at driveway and one near Rte. 125 & 111A. The drive through runs around the back side of the building and the pick-up window is on the Rte. 125 side. Frizzell asked about the call box. Morrill replied it will where that brush pile is at the back of the building. The existing elevation is 132 and the leach field will be built up 10' to 142. Landscaping: intent is to keep the 2 large trees on the site. Trees will be planted along the right side of the building (Crawley Falls side). Lots of perennials, shrubs and groundcover. Detention ponds for drainage will have grass around them. There will be one drainage basin to catch the water coming off of Crawley Falls and one to catch the water on the site; 90% of the time the ponds should be dry. A sidewalk will run from the building to the edge of pavement on Crawley Falls and will be maintained by the developer. There's also a bike rack. Dumpsters are located behind the building with the doors facing Rte. 125; limited trash removal 7am to 7pm Mon.–Fri. hours. Deliveries will be made during off peak open hours. There are 28 parking spaces (including employee parking); at least 23 are required in the regs. West asked about the cistern. Morrill replied there's a cistern at the vet clinic and the Fire Department has approved it for use on this property. The building will be built with Fire Department input. Lagassa would like more landscaping along the Crawley Falls side and was very concerned that the project doesn't meet the Town Center's definition and intent. Morrill explained there will be trees planted but site distance has to be maintained in both directions. Frizzell asked about parking overflow. Stevens commented no street parking. Frizzell asked about limiting types of food and not serving alcohol. Stevens replied if it meets the standards for the State Health Department, it would comply. Other abutters concerns were increased traffic and they were not in favor of a fast food restaurant going in. Sign regulations will restrict sign heights etc. Morrill said a drilled well will be drilled next week and tested for the public water supply. The site walk concluded at approximately 6:00 pm.

Respectfully Submitted,
Andrea Bickum,
Administrative Assistant, Brentwood Planning Board