

**Brentwood Planning Board  
Minutes  
October 15th, 2020**

<b>Members</b>	Bruce Stevens, Chairman	Doug Finan
<b>Present:</b>	Ken Christiansen, BOS rep	Alternate, Regan Elliott
	Kevin Johnston, Vice Chair	
	Steve Hamilton	Town Planner Glenn Greenwood

**Open:**

Chairman Stevens opened the public hearing at 7:00 pm.

Motion made by Hamilton, 2<sup>nd</sup> by Stevens, to give alternate Elliott voting rights. All were in favor. Motion carried.

**7:00 pm: Site Plan Review Application:** Applicant & Owner: Sig Sauer, c/o Jeff Chierepko. Property is located on Route 27, Brentwood, NH 03833 in the multi-family, professional, commercial/industrial zone, referenced by tax maps; 202.007, 203.018, 203.019, 203.026. Intent is to build a 4,000 sq. ft. building in the Area 51 section to be used as 4 (+/-) classrooms, bathrooms & showers.

Present: Joe Coronati of Jones & Beach Engineers, Inc; Aaron Williamson from Sig Sauer Academy; Bruce Blazon from North Branch Construction. No abutters were present.

Motion made by Hamilton, 2<sup>nd</sup> by Finan, to invoke jurisdiction and accept the application. All were in favor. Motion carried.

Coronati with Jones & Beach introduced himself and gave an overview of the project and the Sig campus. At the entrance off Rte. 27, the first building is the pro shop, the retail area of the campus. The original building that they constructed years ago is in an area with paved parking but beyond that, it's all gravel roads. Area 51 is in Brentwood with an outdoor shooting range. Aerial photos show a man-made pond. Sig was here 5 or 6 years ago for two classrooms that are mobile trailers on this site. They have electricity only and these would be removed with this project. The existing conditions show the location of the mobile trailers, various containers, and the shooting ranges with the barriers and target storage. The intent is to build a 4,000 sq. ft., 50' x 80' building, to house 4 classrooms, breakrooms, and bathrooms with showers and removing the mobile classrooms. The building will be heated with propane, have water, sewer/septic, a well, and a backup generator, which will be behind a small fence. The parking layout on the plan is a gravel parking area and is laid out to show the maximum parking. The grading plan: there is a flat gravel pad already to put the building on. The drainage will be a deep stone drip edge, the only change is the roof. The stone will help infiltrate the roof water and that's all that's being proposed for storm water. Anything that doesn't infiltrate, flows to the pond in the center; nothing flows out from the pond. The building will sit 1.5' to 2' above the ground. The septic system will be under the pavilion, which will be moved, a leach field installed, and the pavilion put back in place. Where the mobile trailers are now, it will be used for an outside seating area. There are a couple of transformers in that location service the building. The site isn't seen from the main roads.

Coronati continued with two waiver requests from the site plan regulations (on file):

1. First waiver is from Section 9.4.8.1.J: to not have to delineate the soils as the work is being done in a gravel area. No trees are being removed. Test pits were done for the septic system. The only change to the site is that the building will be placed in the area that is currently gravel.

Stevens mentioned Cummings comment regarding the waiver. Coronati read Cummings comment #1 *"Plans should show wetlands and soil designations and a wetland scientist/soil scientist professional stamp is required."* The wetlands were delineated by Chris Albert in their office and they do have a

## Brentwood Planning Board

### Minutes

October 15th, 2020

stamped plan from him that will be submitted but they did not have a soil scientist do soils on the property. Stevens commented clearly there is enough upland soils. Greenwood agreed and added that if it shows delineated wetlands, then just the professional stamp is needed. Normally a HISS would be required on the entire site but it's not necessary here.

Motion made by Johnston, 2<sup>nd</sup> by Hamilton, to waive the soils requirement of Section 9.4.8.1.J of the site plan regulations for the 4-classroom building project. All were in favor. Motion carried.

Coronati continued:

2. The second waiver is from Section 9.11.5, for landscaping due to the location and the nature of the business, classrooms and shooting ranges; need visibility. Vegetation won't do well in gravel and compacted clay and no one is really going to see this from the main roads.

Greenwood commented that in addition to the landscape waiver of Section 9.11.5, it should also include Section 9.11, which requires landscaping in parking lots with more than 30 spaces but in this instance it's not necessary.

Motion made by Hamilton, 2<sup>nd</sup> by Johnston, to waive the landscaping requirements of Sections 9.11 and Section 9.11.5 of the site plan regulations for the 4-classroom building project. All were in favor. Motion carried.

Coronati continued the building is 50' x 80' with an entrance on the 80' wide side with a hallway with a breakroom, men and women bathrooms and locker rooms, an electrical room and storage and 4 classrooms. The roof will extend over a concrete patio. Finan asked about sprinklers in the building. Blazon replied no, it's a non-combustible building with an architectural set with code review for it.

Stevens said there were comments from SFC, the fire consultant. Coronati said it's steel, pre-engineered, with a metal roof. All the classrooms have windows, a simplistic building on a foundation. Stevens commented that SFC had some comments (on file) regarding NFPA codes and the Board relies on the Fire Department's input. Stevens said the Fire Department can look at the detail of the construction plans. The Sig team has not met with the Fire Department yet and will follow up with them. Greenwood suggested a sign off letter from the Fire Department; contact is Jason Grant.

Coronati reviewed the comment letters from SFC, Greenwood, and Cummings (on file) with the Board and will address the comments and add any required notes to the plans. Regarding an SFC comment on fire flow, Coronati said the last building in Brentwood was the indoor shooting range and one of the conditions of that approval was to install a fire pond and that was done. Permits were obtained from NHDES to dredge the man-made pond; it's the largest pond out there. Sig also installed a dry hydrant at that pond. Stevens reiterated that they meet with the Fire Department to review. Coronati agreed.

A Planning Board **Site Walk** was scheduled for **Saturday, October 24<sup>th</sup> at 2:00 pm**. Meet in the main parking area. Do not park in front of the pro-shop.

Re: Steve Cummings letter: #1 C: Bond for improvements (erosion and landscaping). Coronati said there is silt fence and minimal impact. Greenwood confirmed that an erosion bond is usually put in place to ensure that the stormwater infrastructure is installed but on this site it doesn't apply.

Motion made by Hamilton, 2<sup>nd</sup> by Finan, to waive the erosion and landscaping bond requirement for this project. All were in favor. Motion carried.

## Brentwood Planning Board

### Minutes

October 15th, 2020

Motion made by Hamilton, 2<sup>nd</sup> by Finan, to continue the hearing to **November 5<sup>th</sup> at 7 pm**. All were in favor. Motion carried.

Greenwood reminded them to reach out to the Fire Department before the next meeting and to have any revised plans submitted about a week before the meeting.

**7:00 pm: Expedited Site Plan:** New England Dragway leasing parking lot to Walmart Distribution, Raymond, NH - Walmart Supply Chain in Raymond NH is seeking the approval of the Brentwood Planning Board to temporarily store 150, 53' trailers in the front lot of NE Dragway at 280 Exeter Road, Epping, NH. (Letter on file).

Greenwood explained the request from Walmart Distribution in Raymond regarding temporarily parking 150 trailers in the front parking area at New England Dragway on Rte. 27; from October 15<sup>th</sup> to January 1<sup>st</sup>, 2021; they understood it couldn't be from today but they would like to start tomorrow (Oct. 16<sup>th</sup>, 2020). The storage of these trailers is not approved on the NE Dragway site plan, but that site is approved for parking large RV vehicles and extended trailers. Expedited site plan can be done in a public meeting with limited construction and in this case there is no construction. It would be using a parking lot for parking for vehicles that were not allowed in the original site plan; temporary parking from Oct. 16<sup>th</sup> – Jan. 1<sup>st</sup>, 2021. No addendum would be necessary due to the limited change.

Motion made by Hamilton, 2<sup>nd</sup> by Johnston, to allow the temporary storage of 150 trailers in the parking lot of New England Dragway until January 1, 2021. All were in favor. Motion carried.

#### Board Business

- The Board signed the manifest.
- The Board signed the mylar for Hayward; 106 Rte. 125; 60' x 60' storage shed. Tax map 217.026.00; CA granted 9/17/2020; to be recorded at the registry.
- Greenwood researched Michaud Bus Sales re: dealer license discussed in a preliminary consultation on 10/1/2020. No affidavit is on file, only what was in the minutes. The Board's remedy is to do an addendum. Greenwood will put one together to review on November 5<sup>th</sup>.

#### Approval of Minutes: October 1<sup>st</sup>, 2020

Motion made by Johnston, 2<sup>nd</sup> by Finan, to approve the minutes of October 1st, 2020 as presented. All were in favor with Elliot abstaining. Motion carried.

Motion made by Hamilton, 2<sup>nd</sup> by Elliott, to adjourn at approximately 8:00 pm. All were in favor. Motion carried.

Respectfully submitted,

Andrea Bickum,  
Administrative Assistant,  
Brentwood Planning Board