

**Brentwood Planning Board  
Minutes  
September 17th, 2020**

|                 |                            |                              |
|-----------------|----------------------------|------------------------------|
| <b>Members</b>  | Bruce Stevens, Chairman    | Doug Finan                   |
| <b>Present:</b> | Ken Christiansen, BOS rep  | Mark Kennedy                 |
|                 | Kevin Johnston, Vice Chair | Alternate, Brian West        |
|                 | 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 Kennedy, to give alternate West voting rights. All were in favor. Motion carried.

**7:00 pm: Continued Site Plan Review Application: Applicant & Owner: Dennis Hayward of Hayward Realty Investments, LLC.** Property is located at 106 Route 125, Brentwood, NH in the commercial/industrial zone, referenced by tax map 217.026.000. Intent is to add a 60' x 60' storage shed. *Jurisdiction was invoked 8-20-2020 and a CUP granted on 8-20-2020.*

Present: Denis Hamel of GM2 Cammett; Applicant Dennis Hayward of Hayward Investments, LLC. No abutters were present. Resident Regan Elliot was present to observe.

Hamel gave an overview of the punch list items that were addressed. The abutters within 200' were added to the title sheet. The granite bound on the southerly side was added and is on the plan. Need to get the soil scientist to stamp the plans and then if there are no further adjustments, the mylar can be printed and he can get the stamps that are needed. The NHDES subsurface disposal approval and a revised NHDOT driveway permit were received (on file). The final item required was the waiver for the buffer between the residential and the commercial property.

Hamel read the waiver request letter (on file and on page 2). Stevens added the landscape buffer required is 50' and the waiver speaks to 85' of natural buffers. Stevens and Greenwood agreed that the intent seems to be covered. Hamel forgot to bring the resident letter mentioned in the waiver.

Motion made by Kennedy, 2<sup>nd</sup> by West, to grant the waiver request for the buffer as there is evidence that the natural buffer provides more than 50' of undisturbed area near the stream and meets the intent. All were in favor. Motion carried. Stevens noted that the letter be part of the record.

Hamel and Greenwood both agreed that the comments from Cummings and Greenwood have been satisfied. Stevens mentioned the impact fee amount would be \$2,412.00 (.67 x 3,600 sq. ft.) and Hamel has already added the impact fee to the endorsement block.

Board discussed the conditions of approval:

- 1) Supply the resident letter to the Planning office for the file.
- 2) Need the soil scientist stamp on the plans and mylar.

Motion made by Finan, 2<sup>nd</sup> by Hamilton, to grant a 120-day conditional approval for the storage shed proposal with the conditions above to January 15<sup>th</sup>, 2021. All were in favor. Motion carried.

Brentwood Planning Board  
Minutes  
September 17th, 2020



September 15, 2020

Brentwood Planning Board  
1 Dalton Road  
Brentwood, NH 03833

Ref: Site Plan Review – Waiver Request, Buffers  
106 Rte. 125, Hayward Realty Investments LLC

Dear Board Members,

On behalf of Hayward Realty Investments, we respectfully request a Waiver from the Site Plan Review Regulations Section 9.14 Buffer Zones/Landscaping.

The Buffer Zone requirements is a landscaped buffer of 50 feet between a commercial use and a residential use. To the rear of the proposed storage shed is a residential home.

**Reasons for Waiver Request**

1. There is a natural buffer of trees, and shrubs of approximately 85 feet from the edge of the existing clearing on the commercial property to the limit of clearing on the residential lot. Within this wooded area, there is a stream. There is a protected 25' No-Disturb buffer on either side of the stream.
2. The distance from the existing residential house and the proposed shed is approximately 300 feet. The distance from the edge of clearing on the residential lot and the proposed shed is approximately 250 feet.

We believe that if the waiver is granted the intent of the Buffer Zones is met by providing a visual and sound buffering between the two uses. The applicant's son, Ryan Hayward, has written a letter stating he has no objection the proposed building and the existing vegetation is sufficient. (Letter attached).

Considering the above, we respectfully request the Board consider granting the Buffer Zone Waiver.

Sincerely,

A handwritten signature in black ink that reads 'D.M. Hamel'.

Denis M. Hamel, CPESC  
Project Manager

Cc: Dennis Hayward

**Brentwood Planning Board  
Minutes  
September 17th, 2020**

**Board Business**

- The Board signed the manifest.
- The Board signed the 3 mylars for Gary Densen "Country Fields" for recording re: the conditionally approved 7-lot Cluster Development on Crawley Falls; tax map 217.009. An impact fee of \$9,386 per unit was added to the mylars.

**CA Extensions Requested:**

- Christopher Berry, engineer for Erin & Paul Callahan, requested a 6-month extension on the conditional approval for a 30-seat restaurant at 292 Rte. 125, tax map 209.004, to address items commented on by SFC. CA is set to expire on 10/14/2020. Bickum noted this was only the 2<sup>nd</sup> extension from the new site plan application.

Motion made by Hamilton, 2<sup>nd</sup> by Johnston, to grant a 6-month extension to the conditional approval for the Callahan 30-seat restaurant to April 14, 2021. All were in favor. Motion carried.

- Barry Gier, from Jones & Beach, requested a 6-month extension on the conditional approval for 21 Boylston St., 102 Rte. 125; tax map 217.025 for the parking area. CA is set to expire on 10/2/2020.

Motion made by Hamilton, 2<sup>nd</sup> by Kennedy, to grant a 6-month extension to the conditional approval for 21 Boylston Street, 102 Rte. 125, parking area to April 2, 2021. All were in favor. Motion carried.

- Hamilton said Regan Elliot is interested in becoming an alternate for the Planning Board. Motion made by Hamilton, 2<sup>nd</sup> by Johnston, to appoint Regan Elliot as an alternate to the Planning Board for a three-year term. All were in favor. Motion carried.

**Subdivision Regulations:** Greenwood suggested adding a new paragraph to become 8.27 in Section 8 – Specific Plan requirements to read as follows: The location of proposed driveways must be detailed on the plan. In accordance with Town of Brentwood Subdivision Regulations Addendum B Driveway and Other Accesses to Town Roads, driveways shall be placed no closer than ten (10) feet from a property line for newly created lots. It would have to be noticed in the paper to have a public hearing for the Board which you could make minor changes and adopt it.

Motion made by Hamilton, 2<sup>nd</sup> by Finan, to post this subdivision regulation change in the newspaper once the work sessions are completed and all subdivision regulations are finalized. All were in favor. Motion carried.

- Rivers Edge/Wilson Way (Jon Lariviere) update: Culverts were cleaned, sprinkler heads in Town ROW have been moved. Lavalle emailed an As-Built plan with monumentation documented to Greenwood and Cummings. Board would like Cummings do a final inspection and verify that the outstanding items were completed. Bickum will email Cummings and request a final inspection.
- Bickum informed the Board that Bruce Scammon from Emanuel Engineering had ordered wetland boundary marker signs for the Kenerson property, 388 Rte. 125. Board approved.

**Approval of Minutes:** September 3<sup>rd</sup>, 2020: Motion made by Stevens, 2<sup>nd</sup> by Johnston, to approve the minutes of September 3<sup>rd</sup>, 2020 as presented. All were in favor with Hamilton abstaining. Motion carried.

Motion made by Hamilton, 2<sup>nd</sup> by Johnston, to adjourn at approximately 7:25 pm. All were in favor. Motion carried.

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