

**Brentwood Planning Board
Minutes
September 3rd, 2020**

Members	Bruce Stevens, Chairman	Doug Finan
Present:	Ken Christiansen, BOS rep	Mark Kennedy
	Kevin Johnston, Vice Chair	Alternate, Brian West

Town Planner Glenn Greenwood

Open:

Chairman Stevens opened the public hearing at 7:00 pm. Motion made by Johnston, 2nd by Finan, to give alternate West voting rights. All were in favor. Motion carried.

7:00 pm: Application to Cut Trees on Scenic Road: Applicant: Kevin Allard with Pathway Homes Inc. Owner: Rousseau Revocable Trust, Curtis Rousseau co-trustee. Property includes lots B and C of the Rousseau Subdivision referenced by tax maps 207.002.001 & 207.002.002 on Prescott Road in Brentwood, NH in the residential/agricultural zone. Intent is to begin the approval process to obtain driveway permits on a Scenic Road.

Present: Applicant Kevin Allard; Abutter's Present: Sherry Fields.

Stevens passed out a copy of the state RSA regarding scenic road hearings. Stevens gave an overview. These are two lots approved by the Planning Board on the Rousseau subdivision plan and now two driveways have to be created to service those two lots. Prescott Road is a scenic road so the ordinance requires an applicant come to the Town and discuss the reason and scope of the proposed tree cutting and then the Board can elect to allow that cutting to take place.

Allard commented that he is buying the properties and that he walked the area with the engineer that did the subdivision, Scott Boudreau. They marked the trees they felt were necessary to remove from the road's right-of-way for two driveways and maintain 200' of required sight distance. However, he is willing to cut as little or as many as the Board or the Town Engineer would like and is fine with trying to save as many trees as he can to save the look of the road. There is approximately 10 +/- large dead trees that should be removed. Abutter Fields asked if there was 200' on that curve and was that a new requirement for driveways? Greenwood replied the 200' requirement has existed for a long time. Fields was fine with removing dead trees but didn't think there was 200' of sight distance along the curve and it seemed like a lot of trees were marked to be removed there. Stevens commented that he needs two driveways and the Board could vote to approve this and leave it up to the Town Engineer for what that required site distance is. The Town can't create unsafe conditions and can't deny someone reasonable access to their property. Fields was in agreement. Allard said he wasn't going to clear cut the lots, just needs to remove trees within 15' to 20' of the road's right-of-way for sight lines but would like to keep as many trees as possible so the front of the lots would still be wooded. He can remove whatever the Town Engineer tells him too; 5, 10 or more or less, whatever is required for the sight distance. The driveway on lot C has a wet-lands crossing already. Lot B, already has a "cut through" area so it's already the best place to have driveway access on that higher ground.

Motion made by Stevens, 2nd by Johnston, to approve the tree cutting under the auspices of Steven Cummings, Town Engineer, to meet with the applicant and determine which trees need to be cut, the reasons why and to have the engineer submit that determination in a written report to the Planning Board to be added to the record without further action required. All were in favor. Motion carried. Hearing was closed.

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Greenwood and Board discussed having the driveway location/s and site distance on the plan as part of the approval process. The current requirement has the driveway permit process after the subdivision but it could be done as part of the subdivision. Prove out driveway location before subdivision approval and coordinate street numbering with BOS. Stevens asked Greenwood to draw up that language for the next meeting.

Board Business

1. The Board signed the manifest.
2. The Board signed two affidavits for projects approved on August 20th, 2020 to be recorded at the registry of deeds: Barthelemy Farm Stand; tax map: 201.008; 470 Rte. 125; and N. Granese & Sons, Inc.; tax map: 224.100; 62 Rte. 125, contractor lay down yard.
3. The Board signed the mylar to be recorded for the Boudreau-Porter 3 lot subdivision of 166 Pickpocket Rd. Tax map: 213.025.
4. Motion made by Kennedy, 2nd by West, to return the unused escrow funds of \$1,138.25 to Greg Lambert & Sons Realty, LLC, as his conditional approval extension lapsed on August 14, 2020. All were in favor. Motion carried.
5. RFP for Engineer and Interviews: The Board received a letter from Dennis Quintal of Civil Construction Management withdrawing his application for the position for Town Engineer (on file). Greenwood commented 3 additional firms met the RFP criteria and costs and he would like to invite them to interview: Stephens & Associates, DuBois & King, and TR Selling Engineering. Board discussed. Bickum will schedule a 2nd set of interviews for Wed. Sept. 16th starting at 9:30 am (backup date 9/23/2020). Bickum reminded West and Christiansen of the two interviews scheduled for September 9th, starting at 10:15 am (TEC and Cummings).
6. A letter of resignation was received from Alternate, Lorraine Wells. The Board signed a thank you letter for her.
7. Everything Pets is leasing the commercial building at 180 Rte. 125; tax map 216.028, (2 doggie daycare centers operated here previously). She has emailed her contact information and intent for the Board (for the tenant file). Bickum emailed the owner of Everything Pets the previously approved affidavit of amendment from 2011. If anything is drastically different, Bickum asked her to contact Town Planner, Glenn Greenwood, to see if a change of use or affidavit would be required but the use seems consistent with what has been there before.

Approval of Minutes: August 20th, 2020

Motion made by Johnston, 2nd by Stevens, to approve the minutes of August 20th, 2020 as presented. All were in favor with Johnston abstaining. Motion carried.

Motion made by Kennedy, 2nd by Finan, to adjourn at approximately 7:36 pm. All were in favor. Motion carried.

Respectfully submitted,

Andrea Bickum
Administrative Assistant,
Brentwood Planning Board