

**Brentwood Planning Board  
Minutes – June 16, 2011**

Members Present:     John Kennedy, Vice Chair                     Mike Hubbard, BOS rep.  
                                 Kevin Johnston     Bob Magnusson  
                                 Glenn Greenwood, Circuit Rider Planner

Vice-chair Kennedy opened the meeting at 7:00.

**Minutes – Mail – Board Business**

The manifest was signed.

Motion made by Kennedy, 2<sup>nd</sup> by Hubbard to approve the June 2 minutes with the following addendum and correction: note that Johnston left at 8:00 pm; on page 2 correct the 6<sup>th</sup> paragraph to state that the entrance will be 60 feet wide, with 25 feet of pavement; on page 3 add the word “to” after opportunity. The motion carried with Magnusson abstaining as he was not present.

**7:00 Design Review – Brentwood Distribution – tax map 205.019 & 205.019.001**

**Lot line adjustment and expansion**

Eric Saari of Altus Engineering was present on behalf of the applicant for tonight’s discussion. Also present was a representative for abutter NKG Realty.

Saari said the applicant proposes to expand the mulch facility. They had earlier purchased an abutting lot, and now propose to do a lot line adjustment between the two lots. The new lot has approval for four buildings with related parking, and currently there is one completed building and leach field. There is a second building, shell only at this time, and a foundation only, on the lot. They are proposing to expand the facility by adding a 10,000 sf building. They will raze the existing foundation to utilize the lot for the mulch facility. Pavement will be expanded by approximately 60 feet. He said there will be a total of an additional 2 ½ acres of impervious surface. There will be a small increase in the truck traffic. PB members asked that truck traffic avoid the times that school opens and closes.

During Site Plan Review, they will be requesting several waivers: one for the requirement for landscaping for the parking lot and one to waive the requirement for HISS mapping. They will also be requesting two Conditional Use Permits. Members stated that is something that can be considered during the site plan review.

Having no further questions and no concerns expressed by the abutter, Kennedy closed this discussion at 7:55 pm. Saari thanked the Board for their time this evening.

**Minutes – Mail – Board Business Continued**

Members agreed to not hold the work session for review of a portion of the sign ordinance, and wait until more members could be present.

The Board is in receipt of a letter of intent from Terry Fisher, who proposes to rent space at Gigante Park, for a NH based health bar manufacturing and marketing company. The letter states that the commercial equipment used will include blenders, mixers, extruder and electric

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convection ovens. The NH Department of Health will have to approve the site before processing can begin. Greenwood said this site has a variety of businesses, and does not see any issue with this request.

Motion made by Kennedy, 2<sup>nd</sup> by Magnusson that this is an approved use of the site that requires no further site plan review: all were in favor.

Motion made by Kennedy, 2<sup>nd</sup> by Magnusson to allow chairman Bruce Stevens to sign a release letter, outside of a meeting, for a portion of the Letter of Credit for the Fire Fly development for work completed, contingent upon receipt of a written recommendation from town engineer Steve Cummings: all were in favor.

The RPC will hold a training session which is structured for new PB members in Rockingham County on June 30<sup>th</sup>. Since this is being held at the BRC, there is no charge for any members from Brentwood to attend. Hubbard and Kennedy signed up for this, which is at 7:00 pm.

The Planning Board office will be closed the week of July 4<sup>th</sup>.

Date of the next Planning Board meeting is July 21<sup>st</sup>.

Motion made by Johnston, 2<sup>nd</sup> by Magnusson to adjourn at 8:00 pm: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire  
Administrative Assistant  
Brentwood Planning Board