

**Brentwood Planning Board  
Minutes – March 15, 2012**

Members Present:	Bruce Stevens, Chairman	John Kennedy, Vice-Chair
	Mike Hubbard, BOS Rep	Kevin Johnston
	Bob Magnusson	Rob Wofchuck
	Steve Hamilton, alternate	Glenn Greenwood, Circuit Rider Planner

**Minutes – Mail – Board Business**

Chairman Stevens called the meeting to order at 7:00.

Motion made by Kennedy, 2<sup>nd</sup> by Magnusson to give Hamilton voting rights: all were in favor.

Motion made by Wofchuck, 2<sup>nd</sup> by Kennedy to approve the February 16 minutes: the motion carried with Magnusson, Wofchuck and Hamilton abstaining as they were not present.

Motion made by Kennedy, 2<sup>nd</sup> by Hubbard to appoint Stevens as chairman, Kennedy as vice-chair and Brenner as secretary: all were in favor.

The Board is in receipt of a letter from Millennium Auto Group, asking if they would be in compliance to have a retail internet based auto sales at the Boxford-Winthrop site, referenced by tax map 201.003. The letter asks if the 14 parking spaces along the front of the site can be used for vehicles. Greenwood said there is more than ample parking for the buildings on the site. He wants the property owner to be cognizant of the fact that the tenant wants to use 14 spaces.

Motion made by Stevens, 2<sup>nd</sup> by Kennedy, that this is an approved use and that no further site plan review is required, based on the letter received and to allow parking within the 14 existing spaces on the front of the parcel, facing Rte 125, but there shall be no parking on any grass areas, or outside the boundary of the parking spots. All were in favor. A letter will be sent to the owner and a copy sent to Millennium Automotive Group.

Members discussed reviewing the Town Center ordinance, and Hubbard spoke about the possibility of utilizing the old fire station and incorporating the work to be done to the Crawley Falls Bridge to enhance the district. Greenwood said the non-profit organization, Plan NH, holds community design charrettes, a two-day “brainstorming session” which local citizens and Plan NH volunteers come together to explore potential solutions to planning or design issues in individual towns. He said they ask for applications twice a year and he will check for deadlines, and thought it would cost about \$500.00. He will also contact Laurel Bistany of the REDC and ask her to come to the April 19<sup>th</sup> meeting.

Motion made by Kennedy, 2<sup>nd</sup> by Hubbard to have Greenwood contact Plan NH, and if the PB can apply for the charrette program, to allow St. Hilaire and Greenwood to fill out the necessary paperwork and submit: all were in favor.

Wofchuck said the town owns many parcels in town, and asked if they are all conservation parcels, or can they be sold for revenue? Hubbard will have this looked into.

The ZBA is looking for alternate members. Stevens said he will serve if needed.

A letter will be sent to Al Bailey (tax map 223.070) reminding him to comply with the sign ordinance, they currently have several signs on their site.. Kennedy said the new sign ordinance came about because of a denial to Chappell Tractor, who wanted to have a second free standing sign on their property. A copy of the new ordinance will be sent to the property owners.

Motion to adjourn at 8:10 made by Wofchuck, 2<sup>nd</sup> by Kennedy: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire,  
Administrative Assistant, Brentwood Planning Board