

**Brentwood Planning Board**

**Minutes – May 3, 2012**

Members Present:      Bruce Stevens, Chairman                      John Kennedy, Vice-Chair  
                                 Doug Brenner, Secretary                      Bob Magnusson  
                                 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 Stevens to give Hamilton and St. Hilaire voting rights: all were in favor.

Motion made by Kennedy, 2<sup>nd</sup> by Brenner to approve the April 19 minutes. The motion carried with Magnusson abstaining as he was not present.

**7:00 – Amendment to a previously approved site plan: M & T Commercial Holdings, Inc – tax map 205.006**

Paperwork is in order and abutters legally notified from the list provided by the applicant.

Motion made by Stevens, 2<sup>nd</sup> by Brenner to accept jurisdiction: all were in favor. Mike Schlosser of MJS Engineering, Inc spoke on behalf of the applicant this evening. Also present was Rob Hoffman of M & T.

Schlosser said they are proposing to construct a 30 x 82 foot concrete pad for equipment storage and processing adjacent to the rear building addition, construct an additional asphalt shingle storage pad and bunkers and install one additional polypropylene storage tank on the existing concrete pad on the south side of the existing building. He said the pad will be used for the shingle processing operation. This pad will eventually become the building addition for this process, as part of their phased development. Kennedy asked that the dimensions of the bunkers be added to the plans. Board members asked that they provide a larger scale drawing of the area where the changes are to be, that this plan is very busy and hard to review. The PB fire protection consultant, SFC Engineering provided his recommendations. Kennedy said they need to think about fire protection and Schlosser said they have hired their own fire consultant who will provide a report, which will be forwarded to SFC.

Town engineer Steve Cummings letter was reviewed at this time. Schlosser will address item 1 regarding the LOMA note, and will call Cummings to discuss the note referencing the datum. Schlosser said there is a note on the plan stating that access to the fire hydrants will be provided at all times and the area clear. They will update the maintenance notes on sheet D 1 that inspections after heavy rains will be done, or at a minimum of monthly, keeping copies of the reports on site.

The question was brought up as to whether or not the storage bunkers needed to be covered and members agreed that there is no issue with runoffs, but suggested check dams in the treatment swales. Magnusson asked that a sample of the silt sock to be used be brought in to the next meeting.

Greenwood will send his comments to the PB office, to be forwarded to MJS.

Motion made by Kennedy, 2<sup>nd</sup> by Magnusson to continue this hearing to June 7<sup>th</sup> at 7:00 pm: all were in favor. Schlosser thanked the Board.

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The Highland Hardwood affidavit was signed, for recording.

The Board is in receipt of a letter from the DMV, asking if DelVecchio Motor Sales, LLC qualifies for a retail dealer license. Members had previously agreed that a site plan review is required, and Mr. DelVecchio met with Greenwood on May 2<sup>nd</sup>, and indicated that he will go forward with a formal application. Members agreed that rather than returning the DMV letter, the PB will hold on to it for a while, to allow time for the application to be submitted.

The Planning Board is in receipt of a letter from PDK Auto Sales that states they wish to use 40 Rte 125, tax map 223.069, for a retail auto dealer. The last plan on file was for the sale of sheds, with a very small area for vehicle display. PDK would be open 7 days a week, with 20 + cars, and perhaps 4 employees. Members agree that this will require an amendment to the site plan, and a site plan review is required.

Greenwood will review the site plan on file for the location where Lewis Motor Sales is (223.068, next to 223.069) and drive by the site to make sure their display is in compliance.

Greg Boulanger sent a letter to the Board of his intent to convert the old firehouse into a multipurpose property. He had previously met with Greenwood regarding this. Members agree that while this is an allowed use, a full site plan review will be required. St. Hilaire will contact Boulanger.

A notice will be put into the Brentwood News Letter, and on the town web site, asking for interested residents who would be willing to meet with the Board to discuss amendments to the Town Center District on June 21, at 7:00. The local newspapers will be asked if they put in community type notices like this at no charge.

Motion made by Stevens, 2<sup>nd</sup> by Brenner to adjourn at 8:20: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire,  
Administrative Assistant,  
Brentwood Planning Board