

**Brentwood Planning Board
Minutes – February 17, 2011**

Members Present:	Bruce Stevens, Chairman	John Kennedy, Vice Chair
	Doug Brenner, Secretary	Kevin Johnston, BOS Rep
	Charlie Pratt	Bob Magnusson
	Rob Wofchuck, Alternate	Glenn Greenwood, Circuit Rider Planner

Minutes – Mail – Board Business

Chairman Stevens opened the meeting at 7:10

Motion made by Kennedy, 2nd by Magnusson to give Wofchuck voting rights: all were in favor.

Motion made by Kennedy, 2nd by Johnston to accept the January 20 minutes with several grammatical corrections. The motion carried with Magnusson, Wofchuck and Johnston abstaining as they were not present.

Motion made by Kennedy, 2nd by Pratt to have Stevens sign the 2011 RPC Circuit Rider Contract: all were in favor.

Now that there is a resident living on Spruce Ridge Drive, members discussed the fact that Vasilka Nicolova's driveway needs to be relocated. A letter will be sent to the developer to remind them that the plans require that the old driveway be removed, and the work needs to be completed with the associated drainage. The PB will ask that this be done no later than June 15, 2011. A copy will be sent to Nicolova.

The Board is in receipt of a letter from a resident of Mill Pond Crossing, expressing several concerns at the site.

- In response to the question of the requirement to have back-up generators, if this were a requirement, the FD would have required these during the approval process. The site met NFPA requirements at the time of approval.
- Plans show that water is supplied to the clubhouse from one of the new wells located at the back of the site. Members agree that any odor is most likely due to lack of use.
- Members felt that any concerns regarding the trails should be handled between the developer and the homeowners.
- The culverts are bonded, and will need to meet requirements. Stevens and Kennedy will do a site visit of this area.

A response will be sent to the writer, and they will also be notified when a bond reduction request comes before the Board.

Continued Hearing: Site Plan Review – M & T Holdings Tax map 205.006

Mike Sievert of MJS Engineering spoke on behalf of the applicant this evening. There were no abutters present.

Sievert said the revised plans show 75 spaces for trailer boxes, and he said they are not requesting 75, but wanted to show that 75 could fit, and the roadways and fire lanes could still be accessed. Sievert agreed to have no more than 35 trailers on the site. Sievert said any revised plans will show the areas where they can be

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stored (general boundaries). The boxes are used for storage of plastic pellets used for the roofing process across the street, paper and parts.

In response to the letter from SFC Engineering, Sievert was told by Deputy Fire Chief Gary Raymond that the well on the neighboring lot can produce 1,000 of water per minute at the well. Sievert said this well provides water for the sprinkler system, but agreed that the hydrant would not provide enough flow for both the sprinklers and any attached fire hose at the same time. Sievert said he felt that the remaining SFC comments relate to a previously submitted condominium plan by M & T. He said M & T has hired fire consultant John Carter to design the sprinkler system for the portion of the building that has none. He thinks Carter can establish what the water requirements will be for the existing structure, and then be able to say whether or not the pond can be used. The pond is available but the hydrants don't work. Sievert provided calculations of the existing pond. He showed a schematic showing the pond, hydrant and volume. He said the pond has "some capacity". Greenwood arrived at this time.

Stevens said that Carter and SFC engineer Nick Cricenti should get together prior to the next meeting to review this.

Stevens said a bond would have to be put in place if an additional water source is needed, as well as bond to insure the yard is cleaned up, and all materials are under cover. Kennedy asked if there could be access to the back of the building from a neighboring parcel.

Sievert will get Carter and Cricenti together regarding the fire suppression, and he will contact the abutter regarding access for fire apparatus.

The PB will ask the Selectmen to hold the building permit for the 24 x 75 addition since that has not been approved by the PB.

Motion made by Kennedy, 2nd by Stevens to continue this hearing to March 3rd at 7:00 pm: all were in favor. Sievert thanked the Board. The most recent SFC letter will be forwarded to Gary Raymond.

At this time Stevens thanked Pratt for his dedication and service to the town, having served on the Planning Board for almost 10 years. Tonight is his last meeting, and all members expressed their appreciation for Pratt's contributions over the years.

Motion made by Magnusson, 2nd by Pratt to adjourn at 9:00 pm: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire
Administrative Assistant
Brentwood Planning Board