

**Brentwood Planning Board  
Minutes – January 20, 2011**

Members Present: Bruce Stevens, Chairman                      John Kennedy, Vice Chair  
                         Doug Brenner, Secretary                                      Charlie Pratt  
                         Glenn Greenwood, Circuit Rider Planner

**Minutes – Mail – Board Business**

Chairman Stevens opened the meeting at 7:00

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

Motion made by Kennedy, 2<sup>nd</sup> by Stevens to approve the Jan 6<sup>th</sup> minutes with the following addendum: insert at 7:00 after January 20<sup>th</sup>: the motion carried with Pratt abstaining as he was not present.

**Public Hearing for consideration of the following zoning amendment:**

Amend the Town’s zoning ordinance Article 300.002.001.005-A by adding the following to the end of the paragraph: Properties located on the commercial/industrial portion of Pine Road shall maintain a 50 foot front yard setback from edge of right-of-way.

Motion made by Kennedy, 2<sup>nd</sup> by Pratt to add the above to the March 2011 ballot: all were in favor.

Greenwood arrived at this time.

**7:00 Continued Hearing: 324 South Rd, LLC – Workforce housing subdivision tax map 224.001**

Present were Christian Smith of Beals Associates, and applicant Joseph Falzone. Also present were abutters Culligan and Vitale.

Smith said they have an exhibit plan that shows 21 feet of pavement for the roadway based on previous discussion, 1500 sf septic reserve areas and a 40 x 40 block for the house. Brenner arrived at this time. Lot L shows both a stone and pipe septic, and an enviro septic field. Kennedy said he checked with the road agent, who told him that they go 22 feet in width when repaving town roads, and not the 21 that Kennedy previously thought. Members prefer this plan goes with the 22 foot width. Smith will amend his waiver request submitted, to request 22 foot width.

Brenner asked that the lots show a 40 X 50, or 2,000 sf house block, saying he does not want the lots to be so constrained that they don’t meet the spirit and intent of the ordinance. Smith will revise plans to show the 40 x 50, or 2,000 sf house block.

Smith revised their waiver request for the pavement, to request 22 feet.

Motion made by Kennedy, 2<sup>nd</sup> by Pratt to grant the waiver: all were in favor.

Smith provided a written response to SFC Engineering’s earlier letter regarding fire suppression. They will add a pressure port and hydrant at station 8+50, and are working with the BFD on the design. The other concerns

**Brentwood Planning Board  
Minutes – January 20, 2011**

have been taken care of (see letter). They will put the manual gate valve under the manhole cover. Delineators will be put along the roadway.

At this time Smith requested a Conditional Use Permit to allow the access road to be placed within the buffer.

Motion made by Stevens, 2<sup>nd</sup> by Kennedy to grant a Conditional Use Permit in accordance with RSA 674:2.1.II and Brentwood's Land Use Document, Article VIII, Section 8.2 Paragraph 9, based on the following:

- That this meets criteria number 1: all in favor.
  - That this meets criteria number 2: all in favor.
  - That this meets criteria number 3: all in favor.
  - That this meets criteria number 4: all in favor.
  - That this meets criteria number 5: not applicable.
- The motion carried.

Greenwood said RCCD met with the applicant's agents to confirm the aquifer zone as shown by the High Intensity Soil Map. A copy of this correspondence is in the file.

Smith said the Home Owner's Documents will need to be approved by the Attorney General's office. The documents relating to the retention of affordability as they relate to our ordinance will be reviewed by town counsel.

Town Engineer Steve Cumming's Jan 19<sup>th</sup> letter states that all but one of his previous concerns have been addressed, and Smith will update the plans accordingly. Cummings had reviewed and approved the Stormwater Management Plans.

Motion made by Kennedy, 2<sup>nd</sup> by Stevens to grant a conditional approval to May 19, 2011, contingent upon the following:

1. Per Steve Cummings letter dated January 19: Receipt of NHDES Subsurface Approval, NHDES Site Specific Alteration of Terrain Approval, Dredge and fill approval from NHDES and satisfy Cummings item 14 from his January 19 letter.
2. Plans shall show a 40 x 50 house block, or a 2,000 building spot
3. Plans shall show the 22 foot asphalt bed for the roadway
4. Change the valve location for the back drain on the drawing
5. Approval from SFC Engineering
6. Add a note to the plan that reflects the granting of the variance
7. Receipt of the bond, approved by the town engineer
8. Town Counsel's approval, and receipt of the legal documents regarding long term affordability
9. Receipt of the Homeowners Association documents
10. Receipt of \$2,000, to be put into escrow to pay for inspections, legal, recording of plans, etc.
11. Provide an electronic copy of the plans

There were no pertinent concerns from the abutters who were present.

The motion carried by unanimous vote. Smith and Falzone thanked the Board for their time.

**Brentwood Planning Board  
Minutes – January 20, 2011**

**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.

Stevens told Sievert that at the last hearing, the PB asked that they be called once the piles had been put under cover. Sievert provided photos of the work being done today on the shingle piles and said there is now a mix of the shingle material and loam that is frozen, and they are trying to get rid of that. He said there is roughly less than 100 yards remaining to be moved. Stevens would like a bond established to insure it is done by a certain date. Sievert said that their concern is the process of making the material that goes back into their rolled roofing is better to come from a clean product. He said they will have two different materials that they will be working with. The cleaner material will be used for the rolled roofing, and the material removed from roofs for the road material. Sievert thinks they will not be bringing in more of the tear-off material; that they have enough. He said their intent will be to remove the third bunker, they would not need it and will only bring in material that they need to process.

Sievert provided a letter that responds to both Greenwood's and Cummings comments. Revised plans indicate that a maximum of 50 trailers shall be stored on site. The PB feels that the number of trailers is excessive, and asked that revised plans delineate a layout of parking spaces for them, and show a fire lane. Regarding Cummings letter, Sievert said that the vertical datum on this plan is consistent with all previous plans and does not want to change that. He will add the equation. The remaining outstanding issues have been taken care of.

Sievert provided a response letter to Nick Cricenti's letter (SGC Engineering) regarding fire prevention. Sievert said the pond is no good, "junk". This is a lined pond that was never built right, and it is not deep enough. Kennedy said the pond was part of the original fire protection, and they need a pond. Deputy Fire Chief Gary Raymond was present and said they need a water source, and Sievert said they have one on the other lot. Raymond said that is not adequate for this site. He said if the pond was constructed properly it would work. Stevens said the better way to look at this is what the fire load is and what the requirements are for fire suppression on the site, and how the applicant would address it. Sievert said Cricenti's letter talks about buildings and sprinkler systems, and Sievert is not proposing any buildings or putting in a sprinkler, so he is not sure if Cricenti is confused about another parcel or if there is some problem in this building they do not know about. Raymond said there was an addition put on a few years ago that does not have sprinklers, which is required by code, and the owner has been put on notice for that. Stevens said the previous approval was for a concrete pad, and they then went to the BI and got a permit for this addition. He said the PB did not have the opportunity to review this addition and the sprinkler issue would have been discussed at that time.

Kennedy suggested they remove the pond liner and dig down 20 feet, that there is plenty of water. Sievert asked which is better, another well or a pond? Raymond said they should put in another pump station with pressurized hydrants, especially if they are going to be adding more buildings. Sievert said they are 100 % in agreement, but said the building is a separate issue from tonight's site plan. He said they are here for the bunkers. Stevens said if they approve the site plan, the PB needs to be sure there is adequate protection to what they are approving. Sievert thought he would get a report from SFC that would say whether or not they needed additional fire protection for the bunkers. They were hoping to deal with this when they come back with their condominium plan. Brenner asked if the fire pond was a requirement for the existing site, and Raymond said the intent was that the pond was for fire suppression, and the pump and sprinkler system was

**Brentwood Planning Board  
Minutes – January 20, 2011**

for fire protection of the building. He added that there is no surplus water on the site to fight a fire; they rely on the NEI site. He said the well can handle the sprinkler system, but not the sprinklers and fire lines at the same time. Brenner said that at the beginning of this site review the PB said that they wanted the site to be compliant before giving any approvals, and part of being compliant was having a functional pond. Sievert asked if the current operation, including the addition and bunkers, can operate without the fire pond. Raymond said they would rely on the adjoining site, where ATS is located. He said for the current building load, there is not enough of a water source available. Stevens asked Raymond if he recommended an additional source of water. Raymond said he has been talking with Sievert, saying he did not know the parameters the PB had given them. He would like to see the pond as a viable water source. He did not know if he could insist on this, based on what they were coming and asking for. He said he is on record that what they have there is not adequate, and based on their condo proposal, even with the pond functioning, they would need another pumping station. Kennedy asked if the pond was taken into the initial calculations for the existing building, and what is there. Raymond said he could give the PB the fire load and the second water flow they need. Kennedy asked if the pond was part of the original site review, saying if it was the PB has legitimate reasons to require certain things. Stevens said that Cricenti can figure the fire load of the existing building. Brenner said it was the PB's expectation that the pond would be operational before any approvals were given.

Sievert does not want to dig the pond out at this time since this is not the long-term solution. He said as they go forward, they would like to get rid of the pond, fill it and drill a new well and fire suppression system. Stevens would like Cricenti to provide a letter that addresses the needs. Sievert asked if Cricenti can deal with this plan, and not the buildings or sprinkler system. Kennedy said the PB cannot avoid the building. They violated the rules when the addition was put on, when they only had approvals for the pad. Stevens said the PB needs to establish what is needed, and how to address that. He asked that Cricenti be asked to provide the PB with what is needed for fire suppression to support the application. Sievert will send the calculations of the volume of the pond to Cricenti.

Motion made by Kennedy, 2<sup>nd</sup> by Stevens to continue this hearing to February 3<sup>rd</sup> @ 7:00: all were in favor. Sievert thanked the Board for their time this evening.

Deputy Fire Chief Gary Raymond was present at the Board's request. Stevens said that the PB thought that fiberglass cisterns were preferred over concrete, and were surprised to see concrete installed at the Barnett Woods subdivision. Raymond said the development has been idle for 5 years and there is one house built with no protection. He said the concrete has a significant life span of 50 years or more, and he felt it was a good move to make. He said he likes this tank better than the fiberglass. Kennedy said the regulations have been modified, to require a minimum of a 30,000 gallon cistern and not the 35,000 gallons previously required. Raymond said it is important to have 30,000 gallons of useable water, because every recordable site in town that can be deemed as having 30,000 gallons of useable water increases the Town's Insurance Services Office (ISO) rating. He said that not all tanks can draw water all the way down to the bottom.

Kennedy would like the manufacturer to install cisterns, and fill prior to backfilling. Brenner said another option is to have the FD or Town Engineer approve the installation.

Raymond said the FD oversaw the whole installation process at Barnett Woods, and they do measure the water levels for several months. The town engineer also oversaw this installation.

**Brentwood Planning Board  
Minutes – January 20, 2011**

Kennedy asked for a copy of the ISO regulations, saying it provides support, something to refer to.

Raymond asked if the regulations were changed to allow hammerheads and was told no. He said that is what M & T was told to do. Stevens said that M & T told the PB that the FD wanted hammerheads, and Raymond said M & T was told by Kennedy to put one in. Kennedy said they need some place to turn the fire truck around. Raymond said he had a circle there that would work and Kennedy said there was no circle when he was there. Raymond said they took Engine 4 and drove around the circle and Kennedy said they (FD) needs to tell the PB what they want. Raymond said this is one of the problems he has – that he (Kennedy) gives M & T one set of directions and Alan would give them one set of directions, and Gary would give them a set, then Nick Cricenti is thrown into the middle of all this. Raymond said that is why he is here tonight; there is communication that has been severed that is fairly significant, saying the PB and FD needs to be on the same page. He said that the engineer for this site notified him of the fire pond situation, that Gary had no idea why the FD was there. Raymond said the information M & T provided to him was useless. The inlet and outlet were not measured; the top of the pond was not measured, the information was not helpful. Raymond said for a long time there was no access to the dry hydrant, and stuff scattered everywhere. Brenner said when M & T came in with their proposal we said they needed to be in compliance and part of that would be a working fire pond. He thought they were directed to work with the FD to make sure they were performing properly. Raymond said that was never communicated to the FD, and they did not know what their parameters were. Kennedy said when he knew they were coming for a site review, he drove to the site and could not drive to the hydrant with all the stuff around, and a fire truck could not get there. He told them, in lieu of nothing else, he wanted it cleared out, wanted a piece of road bed, and as far as he was concerned he wanted a truck to be able to swing to the right and back down to the hydrant; he said then the FD comes down and wants something different. Raymond said it is not that the FD wanted something different; it is that no one shared any of that information with them. He said regulations say we don't want hammerheads and they don't want to be backing fire trucks up to the hydrant. Kennedy said commercial land is valuable on Pine Road, and putting in big cul-de-sacs is a major issue.

Stevens said Raymond's comments tonight were helpful, and the PB will talk to Cricenti about the process of working with the PB, and getting input from the FD. Stevens said once the FD has offered their input, the PB wants the final sign-off from Cricenti, so that everything is supportable by the NFPA, but it takes into consideration what the BFD wants.

Kennedy said it is the FD's prerogative to decide which type of cistern is to be installed, and asked that they just let the PB know of any changes. Stevens left at this time. Brenner suggests making future plans as general as possible, to give the FD as much flexibility as possible.

Motion made by Pratt, 2<sup>nd</sup> by Kennedy to adjourn at 9:45: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire  
Administrative Assistant  
Brentwood Planning Board