

**Brentwood Planning Board
Minutes – July 15, 2010**

Members Present:	Bruce Stevens, Chairman	John Kennedy, Vice- Chair
	Kevin Johnston, BOS Rep	Charlie Pratt
	Alison Lambert	Glenn Greenwood, Circuit Rider Planner

Minutes – Mail – Board Business

Chairman Stevens opened the meeting at 7:05.

The manifest was signed.

Motion made by Kennedy, 2nd by Johnston to approve the minutes of June 17 with two minor grammatical corrections: all were in favor.

Greenwood told members that he met with Wes Nickerson regarding his parcel on Rte 125, referenced by tax map 209.005. A building on the site is currently used to sell consignment children’s clothing, etc, and Nickerson wants to rent ½ of the building to one-woman beauty salon with two chairs. Greenwood said he has no concerns with this use; the septic system has been upgraded, and the site is approved for retail activity and there are plenty of parking spaces.

Motion made by Kennedy, 2nd by Johnston that this is an approved use at the site, and no review by the Planning Board is required. All were in favor. A letter will be sent to Nickerson informing him of the Board’s discussion.

7:15: Continued Hearing: Amendment to a previously approved site plan: Bailey – tax map 223.070

Al Bailey was present for tonight’s hearing. There were no abutters present. Revised plans were reviewed by the Board, along with Greenwood and town engineer Steve Cummings comments. Bailey provided a traffic study for the site, and the engineer’s recommendation was that the breakdown lane of the southbound side of the highway be marked with arrows. Bailey is waiting for state approvals for the current access. He said his business plan is for approximately 200 cars per day, based on local establishments. There will be seating for 20 people.

Bailey said that Sublime Civil Consultants, Inc revised the grading and utility plans within the wetland buffer, per the town engineer’s recommendations. Conservation Chairman Rob Wofchuck sent a letter that included a question about the swale being grass, which is the recommended style, and also the status of what appears to be a portable, lighted sign. Bailey will remove the sign. Plans show the drive up window relocated to the south side of the building that will allow more cars to be “queued” off the street. Greenwood said that the plan needs to be stamped by a wetlands scientist.

Motion made by Kennedy, 2nd by Stevens to grant a Conditional Use Permit in accordance with RSA 674:21.II and Brentwood’s Land Use Document, Article 700.002.009, based on the following:

That this meets criteria A: all agree.

**Brentwood Planning Board
Minutes – July 15, 2010**

That this meets criteria B: all agree.

That this meets criteria C: all agree.

That this meets criteria D: all agree.

Criteria E is non-applicable.

The motion carried by unanimous vote.

Motion made by Kennedy, 2nd by Johnston to grant a conditional approval to November 18, 2010, contingent upon the following:

1. Satisfy Greenwood's comment number 6 by providing approval from the NHDOT for the driveway.
2. Satisfy Greenwood's comment number 8 regarding the illumination.
3. Satisfy Greenwood's comment number 9: plan must be stamped by a wetland scientist.
4. Add spot grading to the plan, per Cummings comment C
5. Add a note to the plan that the Conditional Use Permit was granted by the PB, in accordance with Article 700.002.009.
6. Add a note to the plan that an emergency keybox will be provided for on premises in a location that is agreed upon between the applicant, police and fire departments, in accordance with Site Plan Regulation Section 9.2.3.
7. Correct the drawing for placement of the drive-up window.
8. Provide the PB with and electronic copy of the plan.

The motion carried by unanimous vote. Bailey thanked the Board for their time this evening.

Motion made by Pratt, 2nd by Johnston to adjourn at 7:56 pm: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire
Administrative Assistant,
Brentwood Planning Board