

**Brentwood Planning Board**  
**Minutes – March 4, 2010**

Members Present:	Bruce Stevens, Chairman	John Kennedy, Vice- Chair
	Jeff Bryan, Selectmen Rep	Charlie Pratt
	Kevin Johnston, Alternate	Glenn Greenwood Circuit Rider Planner

**Minutes – Mail – Board Business**

Chairman Stevens opened the meeting at 7:05.

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

Motion made by Kennedy, 2<sup>nd</sup> by Johnston to approve the February 4 minutes: all were in favor.

Tom King, Patty Robertie and Patty Walker of the Windsor Meadow Condominium Home Owners Assn were in to speak to the board, regarding their petition warrant article to have the town take ownership of Abbey Road and Windsor Lane, which currently are private roads within their development.

Stevens explained that the HOA met with the selectmen to discuss how this can be accomplished if the town votes to accept the roads, and said this would need to be done under the same conditions as the all other developed roads that were turned over to the town. A list had been prepared showing what would need to be done for this transfer, and Stevens said a draft amendment to the petition article has been put together. He recommended they get a copy of the road construction requirements in force at the time of the development. He said that after town meeting, if approved, the PB and the BOS should have a site walk with the town engineer and the HOA. Stevens reminded the HOA that all costs associated with this transfer is the responsibility of the HOA. He suggested the HOA asked for two years to accomplish the tasks that need to be done. A final draft of an amendment to this article will be put together for the HOA and brought to the selectmen for review. The members of the HOA thanked the board for their time this evening.

The board is in receipt of a letter from Anthony Caliendo, regarding his subdivision rights on parcel 212.023. A response will be sent to Mr. Caliendo, referring him to the Supreme Court decision of 2006 regarding this parcel.

The owners of lots 206.025 and 206.026 want to rescind their lot line adjustment that was recorded in January 2009. On behalf of one of the property owners, attorney Andrew Sullivan asked that they not be required to provide a new plan, but rather do this by way of an affidavit. Greenwood recommends a new plan, to keep the records less confusing.

Motion made by Kennedy, 2<sup>nd</sup> by Pratt that a new plan be required: the motion carried with Bryan abstaining as he is an abutter.

The board is in receipt of a letter from the Department of Safety, asking if Daniel Castine, dba Land D Auto Center, can have an auto and motorcycle inspection station at Gigante Park. He previously met with Greenwood who explained that there was an inspection station there before, and that all work had to take place inside.

Motion made by Kennedy, 2<sup>nd</sup> by Johnston to approve the request: all were in favor.

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

Respectfully Submitted,

Kathy St. Hilaire  
Administrative Assistant,  
Brentwood Planning Board