

**Brentwood Planning Board
Minutes – May 20, 2010**

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

Minutes – Mail – Board Business

Chairman Stevens opened the meeting at 7:00.

The manifest was signed.

Motion made by Pratt, 2nd by Johnston to give St. Hilaire voting rights: all were in favor.

The Planning Board office is in receipt of a Letter of Credit from Vasilka Nicolova, to replace the Debco Realty Trust LOC, currently in place.

Motion made by Kennedy, 2nd by Johnston to release the Debco Letter of Credit: all were in favor.

Motion made by Kennedy, 2nd by Johnston to approve the minutes of May 6th: the motion carried with Pratt abstaining as he was not present.

Alan Prina of South Road and Allison Lambert of Deer Hill Rd were present, being interested in serving on the Board.

New Hearing: Lot Line Adjustment: Property owners Covey, O’Leary & Bobil Trust – tax maps 218.028, 218.028.001 & 218.027. Abutters have been legally notified, and paperwork is in order.

Motion made by Kennedy, 2nd by Pratt to accept jurisdiction: all were in favor.

David and Marianne O’Leary were present, as well as several abutters. Greenwood said that he met with Mr. Covey and the surveyor (Peter Landry) several times regarding this lot line adjustment and reminded the board that there are no new lots, but just a change in the shape of the existing lots. There are three buildable lots that are still buildable after the adjustment. The larger piece, owned by Bobil Trust, will gain approximately 3 acres in the back of the site. The O’Leary piece will get some frontage and about 10,000 sf of additional land to give her a larger setback on the side. The Covey land will gain some additional frontage and additional land along the side. Town engineer Steve Cummings comments were reviewed at this time. Greenwood confirmed that there are sufficient upland soils to meet regulations. Kennedy said the 766.43 boundary line is an old line and he thinks it is not necessary to require an iron pin.

There were two abutters present, but they had no questions regarding this proposal.

Motion made by Kennedy, 2nd by Johnston to conditionally approve this application for 120 days, with the condition that the revised deeds that reflect the new lot lines be provided to the PB: all were in favor. Stevens

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explained that the plan would be recorded once the PB receives the new deeds. The O’Leary’s thanked the board for their time this evening.

Greenwood told the PB that he did a “drive by” site inspection of the Musso site (tax map 217.002) and made note of the following:

- there is silt fencing now down along the riverbank
- an excavator on site,
- a pile of loam that is not covered
- a storage container is on site and is not shown on his site plan
- parking along the street
- approved site plan shows 4 parking spaces only
- there appears to be a shed on site that does not belong there

Greenwood will send a letter of the non-compliant issues to the selectmen for their next meeting.

Motion made by Pratt, 2nd by Johnston to adjourn at 7:45 pm: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire
Administrative Assistant,
Brentwood Planning Board