

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

Members Present: Bruce Stevens, Chairman John Kennedy, Vice Chair
 Kevin Johnston, BOS Rep Alison Lambert
 Rob Wofchuck, alternate
 Glenn Greenwood, Circuit Rider Planner

Minutes – Mail – Board Business

Chairman Stevens opened the meeting at 7:00.

The manifest was signed.

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

Jill O'Connor of Brentwood Distribution (tax map 205.016) was in to speak to the Board regarding an expedited site plan review. She has talked to the Building Inspector, and they want to put a bagging machine inside their building for mulch, and want to have a free-standing, 15 yard hopper outside. A conveyor will go from the hopper into the building through an existing door. O'Connor said this is an automatic system with one person running it.

Greenwood said town regulations have a process where a business with an approved site plan can expand without a formal site plan review, as long as the expansion is not greater than 1500 square feet, or 7% of the overall size of the building. This process requires that they come to the board at a legally noticed meeting, but this does not require a public hearing. Stevens read Site Plan Review Section 4.1.3, the criteria for approving this type of expansion.

Motion made by Kennedy, 2nd by Johnston that this meets all 5 criteria, and no further site plan review is required: all were in favor. O'Connor thanked the board for their time this evening.

Motion made by Kennedy, 2nd by Johnston to approve the October 21 minutes, with the following addendum to the 5th paragraph on page 3: *Brenner said the town needs to be more consistent with all commercial sites and find a way to periodically review them for compliance, and not single out certain ones.* All were in favor.

The Board is in receipt of a request from Vasilka Nicolova, for the release of her Letter of Credit, which totals \$197,237.78. This LOC has been replaced by the new property owner.

Motion made by Kennedy, 2nd by Lambert to release the LOC: all were in favor.

Motion made by Kennedy, 2nd by Johnston to continue the M & T Holdings site plan review (as requested by the applicant) to Dec 2nd: all were in favor.

7:15 pm: Design Review Hearing – 324 South Rd, LLC tax map 224.001 Residential Development for Workforce Housing. Abutters were legally notified from the list provided by the applicant. Greenwood explained that the Design Review phase is required by the PB prior

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

to the submission of a formal application. During this hearing there are no decisions made by the PB and the discussion is non-binding. Present were applicants Joe Falzone and Frank Catapano, Christian Smith of Beals Associates and numerous abutters.

Smith said they are proposing a workforce housing development, explained the density calculation and that they are proposing 24, three bedroom homes. The lot sizes range from about 6/10 acre to about 1.4 acres, and the proposed road length is approximately 2,345 linear feet. An area has been set aside for some sort of park/recreation. Smith said they will be applying to the state for an Alteration of Terrain permit and state subdivision permit. The plan shows two minor wetland crossings; one for the access road and one for the pull off area for the proposed fire hydrant.

Falzone said the state mandates that 40 percent of the housing in a workforce development meet the state's criteria, and that the remaining 60 percent will also be sold (the initial time) within the workforce housing pricing, but will not have the restrictions. He explained that homes within that unrestricted portion may want to put on additions, etc, and will be able to recoup their money on the resale, where the 40 percent portion are limited to the future threshold of affordability when selling. Falzone said the entire subdivision will be built affordable, and the 40 percent is monitored by the state through deeds, etc. He said the prices will range from \$229,000 to \$279,000, and they are generally 1600 to 1800 square feet. Greenwood said it is also up to the PB to work with the applicant to determine who will monitor. Stevens said the state law, passed two years ago, says that towns that adopt workforce housing within their community shall allow at least an aggregate of 51 % of the land mass within town be included. Stevens told the audience that when the Senior Housing development, located at the end of South Road, came before the Board, the PB surveyed the area from Rte 107 to Rte 125 and determined that the houses for the development were valued slightly higher than the homes on that street, so there won't be a market difference from the present housing stock.

Smith said that the position of the roadway has the least amount of wetland impact. Stevens said when the Senior development was done, there was a traffic study done that showed little impact to South Road.

Abutters expressed concern over an increase in traffic on South Road, the type of housing this will provide as well as the number of homes being built on small lots. Lambert explained that in order to encourage workforce housing and make it viable, a density bonus is offered to developers. Greenwood said these are not Section 8 homes, but are smaller in size, and not the average 3,300 square foot home. Smith said that if the state requirements were used and not the town's more stringent ordinance, this lot could support 40 + homes, and not the 24 proposed tonight. Workforce homes must be owner occupied under state law.

Abutter Eileen Liponis read a letter of concern that will be placed on file. Stevens said that this development will have to meet all town and state regulations.

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

The Planning Board and Falzone agreed to hold a site walk on Saturday, November 20th at 9:00 am. Smith will stake out the centerline of the proposed roadway. Stevens explained that this hearing will close, and the property owner is required to file a new application when they go forward with this project, and abutters will be notified via certified mail.

Motion made by Kennedy, 2nd by Lambert to close this hearing: all were in favor. Smith and Falzone thanked the Board for their time this evening, as did several abutters.

The Byrne/Aquilina mylar was signed for recording.

Motion to adjourn at 8:50 made by Lambert, 2nd by Stevens: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire
Administrative Assistant
Brentwood Planning Board