

**Brentwood Planning Board  
Minutes – October 7, 2010**

Members Present:	Bruce Stevens, Chairman	John Kennedy, Vice Chair
	Doug Brenner, Secretary	Kevin Johnston, BOS Rep
	Charlie Pratt	Bob Magnusson
	Alison Lambert	Alan Prina, Alternate
	Glenn Greenwood, Circuit Rider Planner	

**Minutes – Mail – Board Business**

Chairman Stevens opened the meeting at 7:00.

The Board is in receipt of a letter from the DMV, asking if The Provider Bus Company, tax map 205.014, can hold a retail dealer license, to replace the wholesale license approved by the board at the last meeting.

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

The Board is in receipt of a letter from Kevin Lemoine, an abutter to the Olofson Landworks site, complaining of non compliant issues. The Board will hold a site walk of this site on Saturday, October 16<sup>th</sup> at 9:-00 am. Property is owned by Jon and Diane Worrall and referenced by tax map 217.110.

Motion made by Kennedy, 2<sup>nd</sup> by Stevens to approve the September 2 minutes: the motion carried with Magnusson, Kennedy and Lambert abstaining as they were not present.

**7:20 pm: Continued Hearing: Condominium Subdivision. M & T Holdings, Inc – tax map 205.006.**

Mike Schlosser of MJS Engineering spoke on behalf of the applicant this evening. While no new plans were made, Schlosser said that a drainage easement has been added to the plan. They have received state subdivision approvals for the septic. Schlosser said they would provide a written response to the town engineer’s most recent letter. Kennedy would like a note on the plan that says that any site review on the two new “lots” would force an amended site plan for the existing building and Stevens said there is a recorded site plan on file for the existing building, and if they do not want to make any changes to that, then a new plan would not be required. Kennedy said he is concerned where they will put the storage trailers. Kennedy asked that any conditional approval include the Attorney General’s approval of the condominium documents.

Brenner asked if the existing site plan was compliant, and Schlosser said that he thought the only outstanding issue aside from access to the fire pond was the location of the shingle pile. Brenner asked if it was their intent to be in compliance with the existing site plan, and Schlosser said he believed so. Stevens said he would step down on voting on this application because he stated at an earlier meeting that he would not sign off on this condominium plan until the shingles are back under cover, as required. Kennedy said he would do the same.

The Board has a letter from the fire department, expressing concerns with the fire pond, access and hydrants. Schlosser will provide a response letter for the next meeting. Kennedy said that any existing pond issues should be dealt with as the site is developed, that it has been in existence too long without being checked on. Brenner asked if the pond was required to be operational on the original site plan, and St. Hilaire will look into this prior to the next meeting.

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Lambert asked why this project is being done now if the use and owner are going to be the same. Schlosser said he thought the owner is waiting for someone to purchase the front and back portions.

The PB asked that a separate sheet show the condo land with building envelope, septic area and wetland setbacks. St. Hilaire will check to see when the fire pond modifications were done. The PB also thought that the front setback on Pine Road was 75 feet, and not the 125 shown – St. Hilaire will look into this.

Magnusson asked if the fire pond was functional, and was told no. Prina said changes were made to the fire pond at some point but they never went to the fire department, as they have no record of changes made.

Motion made by Brenner, 2<sup>nd</sup> by Johnston to continue this hearing to October 21: all were in favor. Schlosser thanked the Board for their time this evening.

The mylar for the Bailey site plan was signed for recording.

Motion made by Pratt, 2<sup>nd</sup> by Brenner to adjourn at 7:55: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire  
Administrative Assistant  
Brentwood Planning Board