

**Brentwood Planning Board  
Minutes – September 2, 2010**

Members Present:	Bruce Stevens, Chairman	Doug Brenner, Secretary
	Kevin Johnston, BOS Rep	Charlie Pratt
	Rob Wofchuck, Alternate	Alan Prina, Alternate

**Minutes – Mail – Board Business**

Chairman Stevens opened the meeting at 7:00.

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

Motion made by Johnston, 2<sup>nd</sup> by Wofchuck to approve the minutes of August 5<sup>th</sup>: the motion carried with Pratt abstaining as he was not present.

Motion made by Wofchuck, 2<sup>nd</sup> by Stevens to approve the minutes of the August 10 site walk: the motion carried with Prina, Johnston and Pratt abstaining as they were not present.

The mylar was signed for the 4 lot subdivision for Newbury North Development on South Rd. Town Planner Glenn Greenwood had reviewed and recommended that this be signed and recorded.

Motion made by Wofchuck, 2<sup>nd</sup> by Johnston to sign approvals for the following, to be sent to the NHDMV:

1. Bill Kalil & Daughters to hold an inspection station and dealer license at 66D Rte 125, (tax map 224.101)
2. The Provider Bus Company to hold a dealer license at their location on Pine Rd, which will allow them to pick up the buses they buy – they have no intention of selling from this site (tax map 205.014).
3. Kendall Auto Sales to hold a dealer and inspection license at 417 Rte 125(tax map 201.017).

The motion carried by unanimous vote.

The Board is in receipt of a request from Marianne O’Leary, asking for an extension to the conditionally approved lot line adjustment between O’Leary, Covey and Bobil Trust.

Motion made by Johnston, 2<sup>nd</sup> by Pratt to grant the extension to December 2, 2010: all were in favor.

Brenner arrived at this time.

**7:20 Continued Hearing M & T Condominium Subdivision**

Mike Sievert of MJS Engineering spoke of behalf of the applicant this evening. Also present was applicant Bob Zickell. There were no abutters present for this hearing.

Greenwood’s comments were reviewed at this time. Greenwood had contacted town counsel Walter Mitchell, who advised Greenwood that issues such as standard lot frontage are not binding for this type of development review. Stevens said that at the site walk members did note that the site had been cleaned up considerably, but that the shingles were still not stored under cover, as required by their previous approval.

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The areas by the fire pond has been cleaned up for better access and the revised plans show a 20 foot wide access drive with turnaround for access to the dry hydrants. Stevens said he personally would not sign off on any new condominium plan until the shingles are back under cover, the way they should be. Zickell said the shingles had to be moved from the bunker to allow the roof to be put on, and they are now in the process of selling the shingles, and asked for 120 days to put the shingles back under cover, rather than moving them around. Stevens said he wants it cleaned up, the lot has always had problems and they need to clean it up as required.

Brenner asked if the PB had any responsibility to ensure that any unit owner can get to their lot, and Stevens said that would be part of any sale. He said that the access might not be paved, but will be able to support any fire apparatus for year-round access. Sievert said that the condo documents include wording for the access to the lots.

Revised plans show the location of the storage trailers that was discussed during the site walk. Brenner said that this plan is showing the use of the land that they currently own, and not a proposed plan, where the units are sold. Zickell it would be negotiated as to whether or not the trailers can stay within the common land. Brenner said the trailers shown are within the wetland buffer. Stevens said the trailers would not normally show on a condo plan, and Sievert said that they were added as a “site utilization plan” after the concerns expressed at the site walk. Stevens said they would have to amend their site plan eventually, the trailers can’t show on this final plan, and the PB cannot approve any changes to the site plan during this hearing, which is for the condominiums. Stevens thanked Sievert for the effort in showing their potential locations. The previously approved site plan was reviewed and Brenner said the PB sometimes asks that the location of storage trailers be shown, and said it is a good idea to show them so they don’t end up in the wetland buffer, etc. Johnston said it is part of the operation of their business; they can’t be limited how many trailers go in and out of the site, as long as they don’t interfere with the buffer, fire lanes, etc.

Stevens said the town engineer should sign off on the sub-grade of the roadway that it is substantial to serve as an all season fire road. A note could be added to the plans, based on the engineer’s comments. St. Hilaire will contact town engineer Steve Cummings.

Brenner asked that building envelopes be added to the plan, even though setbacks are not required for interior lot lines. Sievert said the setback line is the building envelope, and the Board asked that the legend include the wording for the building envelope. Stevens said that during any future site plan review, the fire consultant would have input as to the separation between buildings within the internal lot lines.

Motion made by Stevens, 2<sup>nd</sup> by Johnston to continue this hearing to September 16<sup>th</sup> at 7:15 pm: all were in favor. Sievert and Zickell thanked the Board.

Motion made by Pratt, 2<sup>nd</sup> by Stevens to adjourn at 8:20: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire, Administrative Assistant, Brentwood Planning Board