

**Brentwood Planning Board
Minutes – September 17, 2009**

Members Present: Bruce Stevens, Chairman John Kennedy, Vice- Chair
 George Waldron, Selectmen Rep Doug Brenner, Secretary
 Charlie Pratt Kevin Johnston, Alternate
 Glenn Greenwood, Circuit Rider Planner

Chairman Stevens opened the meeting at 7:05.

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

Minutes – Mail – Board Business

The manifest was signed.

Motion made by Kennedy, 2nd by Waldron to approve the September 3 minutes: the motion carried with Johnston abstaining as he was not present.

Selectmen sent a letter to the Planning Board to say that they will be using the services of Mitchell Municipal for their legal counsel.

Kennedy asked the Board to consider changing the town ordinance to allow the use of ADS pipe, as long as there is enough coverage to match the diameter of the culvert. Stevens asked that the town engineer be asked for his thoughts on this.

7:15 Continued Hearing - Site Plan Review – Dwyer 374 Rte 125, tax map 208.006

Wayne Morrill of Jones & Beach Engineers spoke on behalf of the applicant this evening. Revised plans showed a 10 foot wide gravel access to the rear, where the storage trailers would be located. The lighting plan has been added, elevations shown, notes have been added regarding the abandoned well, number of employees, hours of operation and the location of the emergency key box. The front entry will be ADA compliant, and wheel stops were added to the revised plans, as requested. The Town's fire consultant, Nick Cricenti of SFC Engineering did not receive revised plans or fire suppression plans until today, so he was unable to provide any comments for the Board. Morrill said the two storage trailers he shows between the two structures does not meet code, and will be moved. He said revised plans will show three trailers out back, and one at the rear of the parking lot. Morrill will satisfy any outstanding issues from Greenwood's and town engineer Steve Cummings comment letters. They are waiting for final sign off from SFC, the state fire marshall's office, and a DOT driveway permit, for the change of use.

Brenner said he is concerned about how constrained the parking will be with the restaurant and the retail store. Morrill said the Town's regulations require 11 parking spaces, and they are showing 20. He said plans do not show parking in the front of the building, which is 11 feet from the state ROW. Morrill will add markings to show that there is no parking in front of the building. They will provide details of the front elevation of the building. Kennedy said the following will need to be added to the plans: curbing in front of the store, elevation showing the front of the building, remove the two trailers that are between the buildings, show trailer locations, receive driveway permit, have written approvals from the town's fire consultant and the state fire marshall's office.

Motion to continue to October 1 made by Waldron, 2nd by Kennedy: all were in favor.

7:15 New Hearing –Amendment to a previously approved site plan: Mill Pond Crossing, LLC tax map 224. 079

Paperwork is in order and abutters legally notified from the list provided by the applicant.

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

Christian Smith of Beals Associates spoke of behalf of the applicant this evening. Jeff Rhuda of Mill Pond Crossing, LLC, as well as several abutters were present for this hearing. He said the intent is to allow single family units or the approved duplex units to be constructed in the same location with modified footprints. The units will be smaller and the result will be less of an impervious surface. Rhuda said they will not be adding any units but are looking for flexibility to build either duplexes or detached units. Kennedy asked that any homes with single car garages have outside space for parking for double parking, and Rhuda said he could do that.

Motion made by Kennedy, 2nd by Pratt to this approve this plan, contingent upon an affidavit being recorded, to include the requirement of double outside parking on single bay garages: all were in favor. Smith and Rhuda thanked the Board for their time this evening.

7:15 Preliminary Design Review: Thomas Nisbet – Discussion with Planning Board regarding a conceptual 11 lot subdivision on property located on 160 Rowell Road West, tax map 214.064

Paperwork is in order and abutters legally notified from the list provided by the applicant. There were several abutters present for this discussion. Christian Smith spoke on behalf of the applicant this evening. Mike Anderson and Denis Robinson of Pierce Atwood were also present on behalf of the applicant. Smith said they have only done wetland delineation on the site but not a high intensity soil survey at this time. This proposal includes a 958 foot road with a 500 foot cul-de-sac. He is aware that several of the lots shown do not meet the minimum lot size requirement, and will correct this if they go forward. He said their biggest concern is where the class 6 portion of Rowell Road begins. This plan shows the potential road coming out directly across from Robinson Street, and feel this is a “safe” location, but wants input from the Board. Pratt’s recollection of this was that Robinson comes out onto the class 6 portion, and right after that the selectmen moved the sign west of Robinson and Smith said he has confirmed that. Kennedy said the sign is currently on the eastern side of Robinson St, and it does not belong there. Abutter John April said that the pin that marked the beginning of the class 6 road was by a huge pine tree. He said when the road was dug out for the new development, the tree was cut down and the pin removed, and then the sign was moved beyond (to the east) of Robinson St. April said the pin was directly across from Govoni’s garage, and Stevens agreed. April said there is now a catch basin about where the pin used to be. Stevens said that years ago the PB measured where the class 6 roads began, and that could be researched.

Having no further discussion, Stevens declared the discussion closed. Smith thanked the Board for their time this evening.

Motion to adjourn at 8:30 made by Waldron, 2nd by Pratt: all were in favor.

Kathy St. Hilaire
Administrative Assistant,
Brentwood Planning Board