

**Brentwood Planning Board
Minutes – September 1, 2011**

Members Present: Bruce Stevens, Chairman John Kennedy, Vice Chair
 Doug Brenner, Secretary Kevin Johnston
 Bob Magnusson Rob Wofchuck
 Glenn Greenwood, Circuit Rider Planner

Chairman Stevens opened the meeting at 7:10

Minutes – Mail – Board Business

The manifest was signed.

Greenwood said that the town of Exeter requested some additional items be put in the Request for Proposals for the safety study of the corner of Pine Road and Rte 27. He said the RFP's have been mailed and that September 15th is the deadline for responses.

Motion made by Kennedy, 2nd by Johnston to approve the August 18 minutes with one addendum: at the end of the first paragraph on page three, add "*The consensus was that now is not the right time to ask for that.*" The motion carried with Wofchuck and Magnusson abstaining as they were not present. Brenner arrived at this time.

Discussion on zoning amendments

At the 2011 March voting, the zoning amendment number 2 incorrectly proposed that the front setback on Pine Road, in the C/I zone, be 50 feet from edge of pavement, when the Planning Board actually voted at their January 20, 2011 public hearing that the front yard setback be 50 feet from the edge of right of way.

Motion made by Kennedy, 2nd by Johnston to hold a public hearing to amend article 300.002.001.005A by changing the front yard setback to be 50 feet from the edge of right of way: all were in favor.

Stevens said that the Zoning Board of Adjustment and Selectmen asked the PB to discuss amending the sign ordinance, to allow more than one free-standing sign on a commercial site. He said this came as a result of the ZBA's denial for a variance for Chappell Tractor to erect a second sign. Stevens noted that the BOS had permitted a second sign for Zee's Convenience store, which is on the same parcel as Goody Coles.

Brenner suggested including local businessmen to see what they would like, that would integrate enforcement. Johnston suggested a fee/fine schedule for non compliant signs. Members discussed allowing/not allowing more than one sign per property, or per business, or based on amount of frontage. Greenwood suggested the amount of frontage determine whether or not a second sign should be allowed. Stevens asked that members individually drive Rte 125 and make note of the signs/ likes or dislikes on various parcels, and this will be discussed at the October 6th meeting. The town tax maps will be used to determine the frontage of the commercial properties.

**Brentwood Planning Board
Minutes – September 1, 2011**

Local Government Center is offering a Municipal Law Lecture Series this fall, one being for sign regulations and home occupations.

Motion made by Johnston, 2nd by Magnusson to have Wofchuck attend one of the sessions: all were in favor.

Wofchuck said the Conversation Commission will be cutting some trees along Rowell Road west and asked if the town was exempt from ordinances pertaining to cutting trees on a scenic roadway. Greenwood said that while a municipality is exempt from its own ordinances, he is unsure about if town is exempt from state RSA's, once the town has designated roads as scenic roads.

Greenwood will invite Julie from the RPC office to come to the October 20th meeting to discuss fluvial erosion hazards.

Motion to adjourn at 8:35 made by Stevens, 2nd by Magnusson: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire,
Administrative Assistant
Brentwood Planning Board