

**Brentwood Planning Board
Minutes – June 3, 2010**

Members Present:	Bruce Stevens, Chairman	John Kennedy, Vice- Chair
	Kevin Johnston, Selectmen Rep	Charlie Pratt
	Alison Lambert	Rob Wofchuck, alternate
	Alan Prina, alternate	Glenn Greenwood Circuit Rider Planner

Minutes – Mail – Board Business

Chairman Stevens opened the meeting at 7:00.

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

Motion made by Kennedy, 2nd by Stevens to appoint Alison Lambert to fill the position left by Mike Amthor, and to appoint Alan Prina as an alternate member: all were in favor. Members signed appointment slips for both, and Town Clerk Phyllis Thompson, who was in the building, swore Lambert and Prina in as PB member and alternate member. Pratt arrived at this time.

The manifest was signed.

Motion made by Kennedy, 2nd by Johnston to approve the May 20 minutes with the following correction: on page two change the word *trailer* to *container*. The motion carried with Wofchuck, Lambert and Prina abstaining.

7:15 PM – New Hearing: Amendment to a previously approved site plan: Alton Bailey – tax map 223.070, 44 rte 125.

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

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

Alton Bailey was present to discuss his site plan. Abutters Mary Clancey and Mr. & Mrs. Melvin were also present.

Bailey told the board that this amendment is to move the auto sales operation from the existing building to a new building on the property, that has been previously approved. His intent is to open a donut/coffee shop in the building where the auto sales office currently is located. Plans show the traffic pattern for the drive-thru window and proposed pavement around this building.

Greenwood & town engineer Steve Cummings comments were reviewed at this time. Bailey said there is an approved septic system that will have adequate capacity to handle this new use. Greenwood asked that revised plans show the state approval number. There will be no changes in the building elevation; the building will be renovated and the five parking spaces in front of the building will be designated for the coffee shop. The donuts will be made off site, but will be brought in for sale. Bailey estimates a maximum of 200 cars per day when in full operation, with 65% of those coming between 5:00 am and 9:30 am. He spoke with Kevin Russell of the NHDOT, who told Bailey that the cut out to the highway was more than adequate. Stevens asked Bailey to get a letter from Russell for the PB file.

Bailey said there is 28 feet from the back of the building to the edge of the wetland. He is proposing to extend the pavement around the building. Bailey said there was pavement there when he bought the property, but he tore it up.

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Greenwood said the plans need to show that any new pavement will drain away from the wetland. He said there needs to be engineering detail to the plan that shows elevation and how the water will be treated. Stevens recommended that Bailey contact the town engineer for assistance. Revised plans will show the illumination and lighting for the drive-through, parking and building. The wetland scientist's stamp will also be added to revised plans. Bailey will try to add a couple of parking spaces, or an area to turn around for larger trucks. Greenwood said that there is not enough change in the site plan to invoke the stormwater management regulations. A note will be added to the plan regarding the emergency key box. Hours of operation will be 5 am to 8 pm.

Abutter Clancey expressed concern regarding the traffic that will be generated with this change of use, and Stevens said that the state DOT address that issue.

Motion made by Kennedy, 2nd by Johnston to continue this hearing to June 17 at 7:15 pm: all were in favor. Bailey thanked the board for their time this evening.

Design Review Hearing: Discussion regarding converting the conditionally approved 12 Oaks Senior Housing project to a Work Force Housing development – tax map 224.084, South Rd.

Chris Hickey of Eric Mitchell & Associates spoke on behalf of the applicant this evening. Present were applicant Tom Patenaude, owners Richard & Laurie Carbone and Gregg Berube, as well as several abutters. Stevens explained that this is a non-binding discussion between the applicant and the PB, there will be no votes taken.

Hickey said they are proposing to change the type of housing from the senior housing to the new workforce housing, and have provided two concepts for discussion and guidance from the board. In both concepts the number of units would be reduced from 18 to 14, but the number of total bedrooms would remain the same (27). All units but one will now be two bedroom, and one 1 bedroom unit. This will also allow them to remove one septic system while enlarging another, using the space made available by the eliminated units. Concept B uses the same plan that was previously approved with the only changes being in the septic and number of units. Greenwood said that during the site plan review process, a new conditional use permit will be required. The difference between Concept B and A is that A shows the roadway shortened by 50 feet, which moves the units further from the wetland. Greenwood said that if they went with the shorter road, they would have to apply the town's new stormwater management ordinance for that portion of the development. Hickey said their state Alteration of Terrain permit was extended and asked if those rules would apply and Greenwood said he thought they would have to follow the new town rules. Attorney Chris Boldt spoke on behalf of the applicant and asked if calculations show that they will be doing less alteration, why would they have to handle a higher standard than the current approval? Greenwood felt that if it was a net decrease, then they would be okay. Boldt said they will provide the calculations to show this decrease.

Abutter Barbara Zvodar expressed concern about the larger septic system affecting her well. Boldt said the systems are oversized.

The Planning Board agreed that they prefer Concept A design over B. Hickey and the applicants thanked the board for their time this evening.

The PB will send a letter to Mr. Musso, asking him to attend the June 17th meeting to discuss the recent site changes on his property, located by tax map 217.002 that may not be compliant. Those concerns include a storage container that is not shown on the site plan, parking within the right-of-way, a shed that does not conform to the location detailed on the approved plan. The board also has concerns regarding the presence of an excavator, uncovered pile of loam and the installation of silt fencing along the river.

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Greenwood said that the Kingston Planning Board will be holding a training seminar for municipal board members, to be presented by the Local Government Center legal counsel. Topics will include the right-to-know law, when to recuse from voting, and ethics regarding communicating about municipal issues with applicants, general public, etc, outside of the public meeting. The workshop will be held on June 24th at 7 pm. Stevens encouraged members to attend, if possible.

Motion made by Pratt, 2nd by Johnston to adjourn at 9:05 pm: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire
Administrative Assistant,
Brentwood Planning Board