

Brentwood Planning Board

Minutes

March 5, 2020

Members Present:

Bruce Stevens, Chairman
Ken Christiansen, BOS rep
Steve Hamilton
Mark Kennedy
Doug Finan, Alternate
Brian Wells, Alternate
Town Planner Glenn Greenwood

Open

Chairman Stevens opened the meeting at 7:00 pm.

Motion made by Hamilton, 2nd by Christiansen, to give West and Finan voting rights. All were in favor. Motion carried.

7:00 pm: Continued Site Plan Review Application: Applicant Gary Densen; Owner Dana H Clay Living Trust; Tax Map 217.009, Crawley Falls Rd, Brentwood, NH 03833; Intent: To build 7 dwellings clustered on approximately 20.7 acres. The LLA was approved on 11/21/19 enabling a 20+ acre lot, the minimum required to develop 217.009 into a cluster subdivision.

Present: Dennis Quintal, Engineer representing Gary Densen and Dana Clay; Abutters John & Lois DeYoung.

Quintal has responded to the comments from the last meeting. He summarized that this is a cluster development with 4 houses off of one driveway and 3 houses off the other; 100' setback from Crawley Falls Road. Quintal addressed Cummings comments: Copies of the septic plans and storm water plans were sent to Cummings for review. Plans will be sent to the state (AOT) upon conditional approval from the Town which can't be done prior to the Town vote next week as the design has stormwater within that first 100' (*zoning amendment proposed*). Cummings wanted an electronic disk of the final drawings and that can be done upon final approval. Stop signs and stop bars at the end of each driveway are on the plans. Water, sewer, electric, lighting, landscaping etc. An additional plan shows the utilities, which has the water and sewer layout. Electric is usually done after final approval and that layout is usually done by the electric company. There are no streetlights, just front door lights of the houses and no driveway lights are proposed. Any landscaping would just be in front of each of the dwelling units controlled by the association as to how extensive that would be. Drainage; culverts are shown on units 1 and 2 which will drain to the forebay area; those were provided to Cummings. Any changes from state AOT should be submitted to the Town and be part of the Town's final approval. Quintal stated Cummings comments have been addressed.

Quintal continued with Greenwood's (Town Planner) comments: a turning area; those turnarounds have been expanded for emergency/fire vehicles. Quintal also sent a letter to the Fire Chief asking for comments for the PB file regarding fire suppression; if the hydrant down the street is adequate (*on file*). Quintal met with him a couple of times but has received no comments. The limited common areas have been enlarged to allow more individual use around each dwelling. Unit number signs will be placed at the entrance to show which unit numbers are on each driveway. Met with postmaster and the mail kiosks will be just inside the driveways on the right-hand side; shown on the plan. Photos of a typical pump house were provided (*on file*). Condo docs are in progress currently.

Greenwood spoke with the cluster development's attorney regarding specifics the Board would like in the condo docs; regarding how the driveway would be maintained, utilities on site; sewer and water handled by the association and how the open space will be conserved by the HOA. A draft of part of the condo docs (*on file*) were submitted and Greenwood reviewed. Greenwood feels they addressed the

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above concerns and doesn't think Town Counsel needs to review all the condo docs; legal counsel doesn't want to review boiler plate condo docs. Kennedy and Hamilton disagreed and would like Town Counsel to review the condo docs to protect the Town. *Board discussed.* Greenwood asked if they could just send those items particular to this development for Town counsel's review; condo docs could be 40 pages and Town Counsel will look at maybe 8 +/- pages.

Motion made by Hamilton, 2nd by Kennedy, to have Greenwood review the condo docs, determine which part of the condo docs are not boiler plate language and send just those portions pertaining to this development to Town Counsel for review. All were in favor. Motion carried.

West asked about the septic and pump up systems. Quintal responded that they are gravity fed to pump chambers for the gray water. Each house has their own septic; water drains out into pump chambers. Chambers reach a certain height and then pump up into the leach fields. Cummings wanted to make sure the grades worked and that was provided. Homeowners maintain their septic; association maintains the pump chamber and leach fields; in the condo docs. Above the pump chamber there is a control panel on a post with a light that blinks when there is a problem. Homeowner's can call the property manager to address. Quintal continued they've received a clean letter from the Town Engineer and the Fire Engineer, SFC. SFC's comment was to make sure the local Fire Department was okay. Again, a letter was written to the Fire Chief (*on file*) and they are waiting for comment. Stevens suggested Quintal notify the Planning office prior to the next meeting and Andrea can touch base with the Fire Department. It's the Board's responsibility to ensure applicants receive reasonable responses.

Motion made by Stevens, 2nd by Hamilton, to continue the Densen cluster development hearing to March 19th at 7:00 pm. All were in favor. Motion carried.

Conditional Approval Extension for Densen LLA: LLA CA expires March 20, 2020. Applicant requests a 60-day CA extension to May 19th, 2020. **Motion made by Hamilton, 2nd by West,** to extend the conditional approval for the Densen-Cluster Development Lot Line Adjustment for another 60 days to May 19th, 2020. All were in favor. Motion carried.

7:00 pm: Lot Line Adjustment: Applicant/Owner: 3 Ponds, LLC - tax map 207.022, North Road, Brentwood, NH 03833; and owner Brit Realty Trust - tax map 207.019, 163 North Road; Intent is to convey 13 acres of tax map 207.019 to tax map 207.022.

Present: Joe Falzone of 3 Ponds, LLC; Christian Smith of Beal's & Associates with a plan from Doucet Survey, LLC. No abutters present.

Motion made by Hamilton, 2nd by Kennedy, to invoke jurisdiction to accept the application. All were in favor. Motion carried.

Smith summarized that this piece was included in the Design Review layout that was done a few weeks ago. Basically, 13 acres is coming out of map 207 lot 19 and will be connected to map 207 lot 22 of 3 Ponds, LLC. Gove Environmental did the wetlands mapping and final boundary and this carves out an even 13 acres to be combined with the next phase of the condos at the Village at Three Ponds.

Greenwood's comments (*on file*) plans need to show granite monuments at the new lot corners and note rebar with caps. An endorsement block needs to be added to the plan set for Planning Board endorsement. For any lot line greater than 400 feet, there need to be pins set at 200-foot intervals. Smith to coordinate bounds with Doucet Survey and Doucet can do a certificate of monumentation.

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Motion made by Hamilton, 2nd by West, to grant a 120-day conditional approval of the boundary line adjustment to July 3, 2020 upon satisfying Greenwood's comments. All were in favor. Motion carried.

Application Withdrawn - 7:00 pm: Conditional Use Permit Application: Applicant: KR Horizons, LLC c/o Robert York Octagon Cleaning & Restoration. Site location: tax map 217.051, 41B Mill Road, Brentwood, NH 03833; Intent is to continue a non-conforming use at 41B Mill Rd., Owner: Jeffrey Paradis. *Applicant withdrew this application on 2-18-2020.*

Board Business

1. The Board signed the manifest.
2. **Bent/ECS Conditional approval extension:** CA extension expires 3/15/2020. Applicant requests a 60-day CA extension to **May 14th, 2020** to finish with NHDOT.

Motion by West, 2nd by Hamilton, to extend the CA for Bent/ECS for another 60-days to May 14th, 2020. All were in favor. Motion carried.

3. Christiansen has received citizen complaints that the senior population in Brentwood is growing and that they should pay more in the form of impact fees. The Board discussed senior housing developments and impact fees. Greenwood commented in age restricted developments you can exclude children from 80% of the units from age restricted developments and not pay the full impact fee but 20% could have school age children and the Town doesn't have a right to change that. Stevens added it's a federal allowance. Kennedy wants to charge the school impact fee on that 20% of the homes. Stevens commented residents that think the seniors will cost the Town more money in terms of ambulance, fire services etc. but one student in Brentwood costs \$17,000 per year. Greenwood suggested since each of the age restricted developments in Town by law have to do a census, a copy of the census could be requested to show that there are no school age children in those developments. Greenwood hates impact fees and has fought against them from day one as he feels it's a double tax. Impact fees were developed in Florida, California, and Arizona when developments went in with 900 homes at a time and new schools and post offices, services etc. had to be created.
4. Board reviewed the revised 3 pg. draft of the RFP for a Town Engineer that has more detail on proposal submission. Greenwood confirmed that there is not a current contract with Cummings.

Motion made by Hamilton, 2nd by Finan, to post the revised RFP for Town Engineer. All were in favor. Motion carried.

5. Board was notified of the Town of Salem's letter received regarding a 150' cell tower in Salem, NH.
6. The Board signed letters for Jon Morgan & Matt Bergeron thanking them for their years of service on the Board as their terms are up.

Approval of Minutes:

Motion made by Hamilton, 2nd by Finan, to approve the minutes of February 20, 2020 as presented. All were in favor. Motion carried.

Motion made by Hamilton, 2nd by Kennedy, to adjourn at approximately 8:05 pm. All were in favor. Motion carried.

Respectfully submitted,

Andrea Bickum,
Administrative Assistant,
Brentwood Planning Board