

**Brentwood Board of Adjustment
Minutes February 10, 2020**

Members present: Chairman Ken Christiansen, Andy Artimovich, and Doug Cowie.

Christiansen opened the meeting at 7:00 pm.

Motion made by Cowie, 2nd by Artimovich, to appoint Daphne Woss as an alternate to the Zoning Board of Adjustment for a 3-year term effective as of March 14, 2020. All were in favor. Motion carried.

Continued Public Hearing: 7:00 pm: Applicant Justin Prokocimer requests a special exception from Article VI, Section 600.002, page 74 - expansion of non-conforming use. Intent is to use the existing buildings for auto preservation and metal fabrication for antique Volkswagens. Property location: 41B Mill Road, Brentwood, NH 03833; residential/agricultural zone; tax map 217.051.000; owner: Jeffrey Paradis.

Present: Applicant Justin Prokocimer. Prokocimer **WITHDREW** his application.

7:00 pm: Applicant/owner 3 Ponds, LLC requests a variance from the following: Article III, Section 300.002.008.003J, to permit building separation of less than the required 50 feet, with a minimum separation of 25 feet referenced by tax map 207.022; and tax map 207.019, 163 North Rd., owner Brit Realty Trust; in the multi-family/professional office zone.

Present: Joe Falzone of 3 Ponds, LLC; Falzone's attorney; and several residents and abutters.

Falzone gave an overview. They had come before the ZBA a couple of year's ago for the same variance, 25' or more of separation between the buildings for when it was 106 units. They are back before the ZBA as they are in the process of obtaining another 13 acres and adding more units, which was not in the original proposal. The Fire Department had previously agreed with the reduced minimum separation if they sprinklered all the dwellings. The intent is the same here. Christiansen added that the Fire Department had sent an email with their comments for this variance request and consent to the reduced separation of 25' or more between the buildings as they will be sprinklered.

Motion made by Artimovich, 2nd by Cowie, to grant the variance, Article III, Section 300.0023.008.003J, to permit building separation of less than the required 50 feet with a minimum separation of 25 feet. All were in favor. Motion carried.

Christiansen closed public input for board discussion. Christiansen signed the Notice of Decision granting the variance and a copy of the decision was given to Joe Falzone's attorney.

Board Business:

Motion made by Artimovich, 2nd by Cowie to approve the December 9th, 2019 minutes as presented. All were in favor. Motion carried.

Motion made by Artimovich, 2nd by Cowie to adjourn at approximately 7:10 pm. All were in favor. Motion carried.

Respectfully submitted,

Andrea Bickum
Administrative Assistant
Brentwood Zoning Board of Adjustment