

**Brentwood Planning Board
Minutes – January 17, 2013**

Members Present: Bruce Stevens, Chairman Doug Brenner, Secretary
 Kevin Johnston Rob Wofchuck
 Steve Hamilton Mark Kennedy, alternate
 Glenn Greenwood, Circuit Rider Planner

Minutes – Mail – Board Business

Chairman Stevens called the meeting to order at 7:00.

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

Motion made by Wofchuck, 2nd by Brenner to approve the January 3 minutes: the motion carried with Hamilton abstaining as he was not present.

The Board is in receipt of a request from 180 Rte 125 LLC for an extension of their conditional approval to March 21st, as they are still working with the NHDOT on their driveway permit.

Motion made by Stevens, 2nd by Johnston to grant the request: all were in favor.

Also have a letter from the NH Dept of Safety, asking if Bestway Disposal Services can hold a permit for a fleet inspection station. The letter states that Bestway currently is a public station and they seek to change to a fleet station. Members agreed that this is a permitted use, and Stevens signed the form.

New Hearing: Lot Line Adjustment - 25 Pine Road, LLC tax maps 212.013 and 212.016.D

Paperwork is in order and abutters notified from the list provided by the applicant. Johnston stepped down from this hearing as he is the property owner.

Motion made by Wofchuck, 2nd by Brenner to accept jurisdiction: all were in favor.

There were no abutters present. Johnston said he purchased the 10 acre abutting parcel and proposes a lot line adjustment of 0.87 acres to expand his commercial lot on Pine Road. Greenwood said this is very straight forward, but that the back corners of the land added to 212.013 should be marked with granite monuments and the plan needs to be stamped by the wetland scientist. Comments have not yet been received by the town engineer. The 0.87 section is in the residential zone behind lot 212.013 and has no frontage, and the lot it is being added to is zoned commercial on Pine Road.

Motion made by Stevens, 2nd by Brenner to grant a 120 day conditional approval, contingent upon the following:

1. The corner bounds on the new lines be granite
2. Plan shall be stamped by the wetland scientist

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3. Town engineer's approval

The motion carried by unanimous vote.

Public Hearing: Consideration of amending the Brentwood Zoning and Land Use Document with the following:

The proposed zoning change is to allow the newly added land to tax map 212.013, (located at 25 Pine Road) to be entirely in the commercial/industrial zone. Currently 0.87 acres (37,897square feet) is zoned res/agr.

Brenner said at their earlier meeting the Board talked about the area as a whole and what other parcels might be included in such a change. He said this is a good thing for the town because this supports local business. The land is backland, having no frontage. It was the consensus of the Board at an earlier meeting that there didn't appear to be another good option that would have included other properties in the rezoning. Members considered the area as a whole including surrounding properties.

Motion made by Wofchuck, 2nd by Hamilton to put this on the 2013 town meeting ballot: all were in favor.

Johnston came back to the table.

Wofchuck provided an update of the Great Bay State of the Estuaries Report.

Motion made by Wofchuck, 2nd by Brenner to adjourn at 7:50: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire
Administrative Assistant,
Brentwood Planning Board