

Brentwood Planning Board

Minutes

January 19, 2017

Members Present: Bruce Stevens, Chair Mark Kennedy
Bob Mantegari, BOS rep Matt Bergeron

Glenn Greenwood, Circuit Rider Planner

Chairman Stevens opened the meeting at 7:00

The manifest was signed.

Public Hearing:

Consideration of amending the Brentwood Zoning and Land Use Document as it pertains to the following:

- (1) Telecommunication towers providing co-location spot for emergency communication;**
- (2) Primary road construction requirements within a Senior Housing development (3) Home Occupations as it relates to accessory structures, (4) Building Ordinance as it relates to permitting and restrictions. (5) change the front setback along the commercial/industrial zone.**

Setbacks: Amend Article III, Section 300.002.001.005 Front, Side and Rear Yards, by adding the following statement to the end of paragraph A:

The 125 feet setback requirement applies only to those lots within the commercial/industrial district that front upon Routes 125 and 27.

There were numerous residents present for this amendment, some expressed concern about the change in the setback. The current ordinance reads that each building or structure shall be set back at least 125 feet from the edge of pavement on lots within the commercial/industrial zone. Stevens explained that the original intent of this ordinance was for Rtes 125 and 27, and as it is written today, it includes any roadway within the commercial zone. He said that by making this change, commercially zoned property owners with frontage on town roads, like Crawley Falls Road, the setback will be in line with the rest of lots on town roads by being 75 feet from the center of the roadway.

Motion made by Mantegari, 2nd by Kennedy to give St. Hilaire voting rights: all were in favor.

Motion made by Kennedy, 2nd by Bergeron to put this on the ballot for the March 2017 town meeting: all were in favor.

Cell Towers: Add a new paragraph K, to Article III, section 300.002.001.006 to read as follows:

All proposed telecommunication towers shall provide one appropriate co-location spot be made available on said tower for local and/or regional emergency communication. Provision of any

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emergency communications equipment and service will be accomplished at no cost to the local or regional agency using the antennae and shall be the responsibility of the telecommunications provider.

Motion made by Kennedy, 2nd by Bergeron to put this on the ballot for the March 2017 town meeting: all were in favor.

Senior Housing: Amend the first paragraph of Article III, section 300.002.008.003. U. to read as follows:

Primary roads shall be built to subdivision road standards, except pavement width shall be 32 feet in areas deemed appropriate by the Planning Board. All roads constructed in senior housing developments are to be laid out on the development plans with a 50 feet right of way bounded by permanent monumentation as required by subdivision regulations and appropriate for deeding to the town. These roads may be either public or private as determined at the time of Planning Board review.

Motion made by Bergeron 2nd by Kennedy to put this on the ballot for the March 2017 town meeting: all were in favor.

Amend Article V, Special Use Regulations, section 500.001 Home Occupations as follows:

Section 500.001.002 amended to read:

Home occupations are allowed in any dwelling unit or accessory structure provided the provisions of this section are met. All structures must meet code requirements.

Strike section 500.001.002.001 in its entirety and renumber the following sections.

Amend section 500.001.002.003 to read:

Home occupations shall not use more than twenty-five (25) percent of the gross floor area (including dwelling, basement and accessory structures).

Motion made by Kennedy, 2nd by Bergeron to put this on the ballot for the March 2017 town meeting: all were in favor.

Amend Article IX, Building Ordinance as follows:

Section 900.002 Restrictions to read:

900.002.001 No building or mobile home or structure shall be erected, and no alterations will be made, maintenance excluded, without first obtaining a building permit from the Building Inspector to whom adequate plans and specifications of the proposed building or alteration shall be submitted. (The remainder of the section is unchanged.)

Omit section 900.002.001.003 in its entirety.

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Omit section 900.002.002.003 in its entirety.

Omit section 900.002.002.004 in its entirety.

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Motion made by Mantegari, 2nd by Bergeron to put this on the ballot for the March 2017 town meeting: all were in favor.

Dave Roberts was in to ask if he will be allowed to rent office space (tax map 209.014) to an internet car dealer. Stevens said that Roberts has cleaned up his site and they have no issues, and all agreed that he could go forward with the office rental. Stevens said that any display of vehicles will comply with the approved plan, and Roberts agreed. Roberts thanked the board for their time this evening.

The Board is in receipt of a recommendation from town engineer Steve Cummings to release the balance of the bond for Trendezza (Kennedy Circle) and stated that all conditions have been met, and the town can take over maintenance of the right-of-way and the cistern.

Motion made by Kennedy, 2nd by Mantegari to approve the release of the Letter of Credit, and forward a letter to the BOS recommending acceptance of the maintenance of the Kennedy Circle ROW and cistern easement: all were in favor.

St. Hilaire said that she sent a note to Sampsons and spoke with Karen Sampson, asking them to come to the meeting tonight to discuss their property on Rte 125 (tax map 208.032). They did not come, and the PB is concerned with the compliance of their property.

Motion made by Mantegari, 2nd by Kennedy to ask the BOS to have the code enforcement officer do a site visit: all were in favor.

The Mylar for Brentwood Distribution was signed by the board, having been approved by Greenwood.

Debbie LaRoche was present and asked about the trash that is piled up on a property on Crawley Falls Road. Mantegari asked LaRoche to send a letter to the town administrator.

Motion made by Mantegari, 2nd by Kennedy to approve the minutes of December 15 and January 5. The motion carried for the December 15 minutes, with Bergeron abstaining as he was not present. The motion carried for the January 5 minutes, with Mantegari and Bergeron abstaining as they were not present.

Motion made by Kennedy, 2nd by Bergeron to adjourn at 8:00: all were in favor.
Respectfully submitted,

Kathy St. Hilaire
Administrative Assistant,
Planning Board