

**Brentwood Planning Board
Minutes – June 19, 2014**

Members Present: Bruce Stevens, Chairman Kevin Johnston
 Bob Magnusson, Vice Chair Jane Byrne, BOS rep
 Steve Hamilton Rob Wofchuck
 Mark Kennedy

7:00 open

Minutes – Mail – Board Business

Stevens opened the meeting at 7:00 pm.

Motion made by Byrne, 2nd by Wofchuck to amend the June 5th minutes by changing the date in the 6th paragraph to November 6, and approve as amended : the motion carried with Hamilton abstaining as he was not present.

Continued Hearing: Amendment to a Previously Approved Site Plan: Nordins, LLC tax map 204.003

Barry Gier of Jones & Beach Engineers spoke on behalf of the applicant this evening. Applicant/property owner Sean Nordin was also present. There were no abutters present.

Gier went over the comments from Circuit Rider Planner, Glenn Greenwood, which listed the outstanding issues. Gier thought that they had approvals from SFC Engineering for the 5,000 gallon cistern (the PB fire consultant) but he was told that at the last meeting the J & B representative, Chris Albert was asked by the PB to contact Nick Cricenti of SFC, to get the necessary approvals for fire suppression, and that has not been done. Gier will look into this. Gier said that the plan uses assumed datum, not a USGS benchmark. He said the reason is that the original, approved 2002 plan referenced assumed datum and they wanted to be consistent. He said they have an approved site plan that they are amending. Members agreed. They have submitted the grading and utility plan to Inspector True of the BFD, regarding the fire truck turn-around, and are waiting for his response.

Gier said the state driveway permit is pending, and they have approved septic design plans on file with this application.

J & B response to the town engineer's letter were reviewed, and the outstanding issues discussed. Gier said they have added the metes and bounds to the Existing Conditions plan. Members asked that there be a sheet added to the plan set that shows the full boundary survey of the entire lot. The Board wants note 17 on the Proposed Site plan sheet revised to state that the building's use will not exceed a specific NFPA classification. That classification will be noted in Note 17 of sheet C2. Gier will speak with Cricenti regarding this.

J & B has submitted four waiver requests at this time.

1. Waiver from Section 6.9 Fire Protection Regulations, Article 2.2 that requires a minimum 35,000 gallon cistern. The PB wants SFC's recommendation regarding this.
2. Waiver from Section 9.15 Illumination. They will have wall pack lighting on the building that will face the proposed parking areas, and no pole mounted lights are proposed at this time

Motion made by Kennedy, 2nd by Hamilton to grant the waiver: all were in favor.

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3. Waiver from Section 400.007.007, Section A.3, (Section 9.8.4.2 (g)). This is not required as there is an existing HISS on file with the approved plan, and Wofchuck said this project does not require Storm Water management.

Motion made by Magnusson, 2nd by Kennedy that this is not required, and to approve the request: all were in favor.

4. Waiver from Section 9.14 relating to the required 25 foot buffer. They propose to impact the buffer on the easterly side by 3 feet, for means of emergency egress, and to include a three foot buffer impact on the westerly sideline for the proposed driveway.

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

Motion made by Byrne, 2nd by Kennedy to grant a conditional approval to October 16, 2014, contingent upon the following:

1. Approval letters from SFC Engineering and BFD Fire Inspector Jon True with regards to a water source for fire suppression.
2. Approval letters from SFC and True regarding the turn-around for fire apparatus.
3. Change Note 17 on sheet C2 to state that the building's use will not exceed a specific NFPA classification, to be determined by Cricenti.
4. Provide a full size boundary sheet, to be added to the plan set.
5. Receipt of all State permits
6. Add a note that there will be wall lighting packs.
7. Receipt of the construction bond (site improvements) approved by the town engineer.
8. Remove the impact fee block from plan and replace with a note that includes the amount.
9. All parking at this site to be compliant before final approval.
10. Add note to the plan that an annual stormwater maintenance report will be given to the town at the end each calendar year.

The motion carried by unanimous vote. Gier and Nordin thanked the Board for their time this evening.

Board Business Continued

Motion made by Wofchuck, 2nd by Hamilton to authorize Stevens to sign the 2014-2015 RPC contract: all were in favor.

Motion made by Wofchuck, 2nd by Hamilton to recommend to the BOS that Autumn Lane and Balsam Lane be accepted as town roads, and release the remaining amount of the bond. The developer has met all conditions. The motion carried by unanimous vote.

Motion made by Wofchuck, 2nd by Kennedy to hold a public hearing on August 7th, for the adoption of the updated Impact Fee Ordinance. All were in favor.

Wofchuck asked if the PB should consider budgeting for a code enforcement officer for developed sites (not buildings). He asked who monitors completed projects as years pass. Members felt that this was something that would fall under the jurisdiction of the BOS and not the PB.

Wofchuck asked about the work the Hazards Mitigation committee was doing at this time and St. Hilaire, who is on that committee said that they have been meeting all spring, and the next step is a

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review of the draft plan, which is being prepared by the RPC. A copy of the draft will be sent to members once received, which should be within the next couple months.

Motion made by Johnston, 2nd by Byrne to adjourn at 8:45: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire
Administrative Assistant,
Brentwood Planning Board