

**Brentwood Planning Board  
Minutes – June 21, 2012**

Members Present:	Bruce Stevens, Chairman	John Kennedy, Vice-Chair
	Doug Brenner, Secretary	Bob Magnusson
	Rob Wofchuck	Steve Hamilton, Alternate

**Minutes – Mail – Board Business**

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

The manifest was signed.

Motion made by Brenner, 2<sup>nd</sup> by Kennedy to give Hamilton voting rights: all were in favor.

Motion made by Wofchuck, 2<sup>nd</sup> by Kennedy to approve the minutes of June 7<sup>th</sup>: the motion carried with Magnusson abstaining as he was not present.

The Board is in receipt of a letter from JS Auto, asking permission to operate a wholesale auto business at the Gigante Park site (tax map 216.045). They will be doing no major painting/bodywork on vehicles or engine repairs. All minor work will be performed inside the shop. Most of the sales will be via internet and there will be no outside storage or display. Stevens said there are similar uses at this site. He suggested that the FD be made aware of the tenants.

Motion made by Kennedy, 2<sup>nd</sup> by Wofchuck that this is an allowed use that requires no site plan review, and to ask JS Auto to let the FD know that they are there: all were in favor.

**New Hearing:** Amendment to a previously approved site plan: 180 Rte 125, LLC tax maps 216.027 & 216.028

Applicant has requested a continuance to July 19<sup>th</sup>. There were no abutters present for this hearing.

Motion made by Kennedy, 2<sup>nd</sup> by Wofchuck to continue this hearing to July 19<sup>th</sup> at 7:00 pm: all were in favor.

**Amendment to a previously approved site plan: 5 Industrial Drive, LLC tax maps 205.003 & 205.004**

Paperwork is in order and abutters legally notified from the list provided by the applicant.

Motion made by Brenner, 2<sup>nd</sup> by Stevens to accept jurisdiction: all were in favor.

Applicant/owner Ralph DelVecchio was present. There were no abutters present for this hearing. This site is currently used for DelVecchio's construction equipment training school, and will continue to be used as a training facility. He said that he wants to buy and sell equipment from his school, and he is asking for a dealer license to allow him to get a dealer plate to transport. He does not want to display along Pine Road. The plans provided outline the area he wants to use. Greenwood's comments were reviewed at this time. All agree that in item 2, Greenwood's intent was that displaying automobiles would require further review by the board, not sales. DelVecchio said he will still have the school, and would like to be able to sell equipment, vehicles, trailers, etc that he may buy at auction. Brenner asked if the affidavit should include language that states the primary business will remain. Magnusson said approvals run with the land and not the owner, and Brenner suggested limiting the amount of vehicles

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to sell. Stevens suggested allowing 20 vehicles, equipment, trailers, etc (to be referenced as units) to be within the area shown by DelVecchio.

Motion made by Brenner, 2<sup>nd</sup> by Kennedy to allow a maximum of 20 units for sale on the site within the area marked by DelVecchio, and Greenwood will prepare an affidavit to be recorded within 120 days: all were in favor.

Motion made by Kennedy, 2<sup>nd</sup> by Magnusson to authorize Stevens to sign the DMV stating that DelVecchio can hold a dealer's license: all were in favor. DelVecchio thanked the Board for their time this evening.

**Board Business**

While two PB members live within the Town Center District, there were no residents present and the original petitioner was unable to come tonight. St. Hilaire will reschedule the discussion to take place for the Town Center District.

Wofchuck said that Brentwood has been invited to participate in a project with the UNH Stormwater Center. UNH has federal funding and, through a grant that would provide \$200,000 per town, he is looking for support from the PB. The CC and BOS support this project. This grant will be used to evaluate how individual towns allocate resources toward stormwater projects, versus how a small watershed of several towns would allocate resources. There is no funding required by the towns, but they must participate in meetings and outreach. He said the town picks the project they want, regardless of what the study identifies. He said the benefit is that this will give the town a great advantage by having a lot of data. Kennedy said that the CC, BOS and PB should have the final say on projects.

Motion made by Brenner, 2<sup>nd</sup> by Kennedy to support this grant project: all were in favor.

Wofchuck said he has noticed that the Hayward site on Rte 125 (tax map 217.026) has a motor home for sale that is parked within the driveway entrance, and there is a huge loam pile that seems to be within the 100 foot buffer and there are no erosion control measures in place. Stevens asked Wofchuck to contact Greenwood for a site walk with him of the property prior to contacting the owner.

Greenwood will be asked about the Lewis site, located on the corner of South Road and Rte 125.

Motion to adjourn at 8:20 made by Magnusson, 2<sup>nd</sup> by Wofchuck: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire,  
Administrative Assistant,  
Brentwood Planning Board