



**Brentwood Planning Board  
Minutes – May 17, 2012**

Voting in favor were Stevens, Kennedy, Brenner, Johnston and Wofchuck. Cady thanked the Board. Hamilton returned as a voting member.

**New Hearing:** 2 Lot Subdivision – Champigny - tax map 217.097

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

Motion made by Kennedy, 2<sup>nd</sup> by Stevens accept the application: all were in favor.

Surveyor Roscoe Blaisdell spoke on behalf of the applicants this evening, who were also present. There were several abutters present. The Fremont/Brentwood town line goes down the middle of this piece, with about 4 acres in Fremont and 2+ in Brentwood. Fremont will need to sign off on the plan. Blaisdell said the driveway for the new lot will be right on the westerly property line. A the PB will send a letter to Fremont to check to verify that there are no rules or regulations to prevent this subdivision. Nancy Champigny said that she was told by Fremont that no building shall be put on the Fremont side of the parcel. Blaisdell said they have not yet gone before the Fremont PB.

Greenwood's comments were reviewed at this time. Blaisdell will put a drill hole and pin on the existing stone wall, and the PB will not require a granite bound. The impact fee will be added to the plat. A pin will be added half way down the existing westerly side of the property line. A pin will be put on the town line, along the newly created property line. A house box will be added to the new lot, and the impact fee block will be added to the plan. Blaisdell will more clearly delineate the shoreland protection district. State SD approval is pending. He will provide an electronic disk of the final plan.

Town engineer Steve Cummings comments were reviewed. There s a 4 K reserve area shown on the existing parcel where the house is located. The bench mark will be added to the plans. Blaisdell said the test pits are about 7 feet deep and are all sand, the pits were witnessed by a town agent (RCCD). He said there is no water table here, and they are talking about ¼ acre. He asked for a waiver to the requirement for High Intensity Soil Survey (HISS) mapping. Greenwood supports this request. He said there are no wetlands on either parcel and said this is a remarkable lot that is rarely seen in Brentwood. Brenner said the thought the Board only granted waivers for the excess portion of a lot.

Motion made by Stevens, 2<sup>nd</sup> by Kennedy to waive the requirement for HISS mapping. The motion carried with Brenner voting no.

Blaisdell will enhance legend to reflect the plan, and clean up the notes for recording purposes. A note will be added that the vicinity plan is not to scale.

Abutter Larry Hanson said he is concerned about the location of the proposed driveway, and the accuracy of the curve of the road from a safety perspective and Stevens said the state will issue the driveway permit.

Greenwood suggested continuing the hearing, rather than granting a conditional approval because they still have to go before the Fremont PB

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

Blaisdell thanked the Board for their time this evening.

Christian Smith and Jeff Rhuda were present to discuss options for fire suppression for the Mill Pond Crossing development. Smith said there is NH legislation that passed that precludes municipalities from requiring sprinklers in residential developments. There are 15 remaining free-standing units to be built at Mill Pond Crossing and they are asking for the support for the elimination of the requirement for the sprinklers. There is a note on the recorded plan

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that no building permits shall be issued until the FD has approved the sprinkler system for the unit. Smith said there is a dry hydrant at the pond on the site. Greenwood said there would have to be an addendum to the site plan to allow this change. Members felt that this should be reviewed by the town's fire consulting firm SFC Engineering and felt that they could support any decision made by the fire consultant. Rhuda will send the PB \$300 to put towards any costs related to the fire consultant review. St. Hilaire will contact Nick Cricenti from SFC. Smith and Rhuda thanked the Board for their time this evening.

Ian Chamberlains parcel was brought up for discussion again. Brenner feels that a new site plan or an amendment to this plan needs to be done. Hamilton said that if there can be up to 12 or 15 cars, the site is going to be used more intensely: how are these cars getting to the lot? Will there be big car carrier trucks on and off the site. Chamberlain had said earlier that he is not asking for anything more that what was approved before, and members felt that he was asking for more because he was doubling the space for the cars. Kennedy said that while expanding the line for cars is allowed, he feels there needs to be an addendum to the plan for the PB files.

Motion made by Wofchuck, 2<sup>nd</sup> by Brenner that a site plan review will be required and the board will be open to discussing an addendum: all were in favor.

Motion made by Kennedy, 2<sup>nd</sup> by Brenner to approve the minutes of May 3: the motion carried with Wofchuck abstaining as he was not present.

The Board is in receipt of a letter from NEI, asking if they can install a 60' x 25' fenced in cement pad in front of an existing retaining wall. This is in conformance with site plan regulation 4.1.3/4.1.3.1 which states that no formal site plan review is required:

Motion made by Kennedy, 2<sup>nd</sup> by Wofchuck that this meets site plan requirements and that no site plan review is required: all were in favor. NEI will provide a plan for the files.

Kennedy said he attended the Rockingham Planning Commission meeting, and he said that Brentwood now has to comply with the new federal regulations relative to stormwater management, and he said this is based on population, and this includes the county nursing home and jail. He would like the selectmen to send the County a letter telling them that they must meet the compliance, and send documentation to the town. Greenwood thinks Brentwood is eligible for an exemption, and that this requirement is not in place yet. Wofchuck said this is a proposed regulation. Greenwood said that the Environmental Protection Agency should be contacted to see if Brentwood is eligible for an exemption. Greenwood will contact EPA to get a better understanding of this matter.

The Mylar was signed for the M & T condominium subdivision.

Motion to adjourn made at 9:20 made by Wofchuck, 2<sup>nd</sup> by Kennedy: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire,  
Administrative Assistant,  
Brentwood Planning Board