

**Brentwood Planning Board  
Minutes –November 20, 2014**

Members Present: Bruce Stevens, Chairman      Kevin Johnston  
Jane Byrne, BOS rep                              Mark Kennedy  
Glenn Greenwood, Circuit Rider Planner

**7:00 open**

**Minutes – Mail – Board Business**

Chairman Stevens opened the meeting at 7:00 pm.

Butch and Michelle Whitehouse were in to speak to the Board regarding the Fralic property (tax map 218.002) and the status of the gravel pit, which they abut. He said there was an illegal expansion of a non-conforming use back in the 1980's, done without any site plan review or permits, and there has been no enforcement action. The Whitehouse's concerns are that nothing has changed out there and activity will resume. He is asking that the PB clarifies their position on this site, whether the PB or BOS will seek an injunction. Members agree that since this is no longer a legal gravel pit, the BOS would be the enforcement agent. On August 5, 2014, the BOS sent a letter(on file) to the De Youngs (heirs) that said, in part, that the BOS mistakenly issued an Intent to Excavate, and asked them to cease and desist all excavation activity, and recommended they contact the Town's Circuit Rider Planner, or the Planning Board office. As of this meeting, they have not made any contact with either.

Greenwood drafted a letter for discussion, to be sent to the De Youngs regarding the status of the pit. Whitehouse said the property card needs to properly reflect the status of the site as residential and not commercial.

Motion made by Byrne, 2<sup>nd</sup> by Johnston to send the letter, and ask that they respond within 60 days from receipt of this letter. The Whitehouse's thanked the Board for their time this evening.

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

**7:00 pm – Amendment to a Previously Approved Site Plan: Cory Giorgi tax map 223.069**

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

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

Martin and Cory Giorgi were present for this hearing; there were no abutters present.

This is a proposal to amend the previously approved site plan for Shed Connections to allow the entire site to display automobiles for sale. Previously, the sale of sheds was permitted on the site and the Planning Board also allowed the owner to use roughly half of the front row of display area for automobile sales.

Greenwood's comments were reviewed at this time. He recommends that no more than 62 vehicles be on the lot at one time. Martin Giorgi said that there will be no on site mechanic or inspection work, saying it will be done off-site. There is no water on the site so they will not be washing cars. They will put a porta-potty on the side as there is no septic. They will use the existing sign space. Stevens said he wants to make it very clear to them that the display needs to be 125 feet from the edge of the pavement, as the regulations require.

Because this is in the Aquifer Protection District, a Conditional Use permit is required.

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Motion made by Stevens, 2<sup>nd</sup> by Kennedy to grant a Conditional Use Permit in accordance with RSA 674:21.II and Brentwood's Land Use Document, Article 700.003.003.006 in the Aquifer Protection District based on the following:

Motion made by Byrne, 2<sup>nd</sup> by Kennedy that this meets criteria A: all in favor.

Motion made by Kennedy, 2<sup>nd</sup> by Byrne that this meets criteria B: all in favor.

Motion made by Kennedy, 2<sup>nd</sup> by Byrne that this meets criteria C: all in favor.

Motion made by Byrne, 2<sup>nd</sup> by Kennedy that this meets criteria D: all in favor.

Motion made by Stevens, 2<sup>nd</sup> by Kennedy that criteria E is not applicable: all were in favor.

The motion carried by unanimous vote.

Motion made by Stevens, 2<sup>nd</sup> by Kennedy to grant a 120 day conditional approval, contingent upon the recording of an affidavit that will include the following:

1. There shall be no on site mechanical or inspection work.
2. There shall be a maximum of 62 vehicles displayed
3. The site will have a portable toilet, or something similar.

The motion carried by unanimous vote.

The Giorgi's thanked the Board for their time this evening.

### **Board Business**

Johnston said the Giganti Park site has many signs on display as well as two hot tubs chained to trees, for advertising. He also said that the ice cream shop to the south of this has many signs, some on both sides of Rte 125. Byrne will bring this back to the BOS, to have them send letters to both property owners.

Stevens said that the back of the Burke site on Rte 125 has filled up with cars. He will go to the site and take a picture. The Board also talked about the number of unregistered busses at the business Pine Road. St. Hilaire will review the file.

The Board has received 9 Request for Proposals for engineering services. The following firms submitted proposals: VHD Engineering; SFC Engineering; Steven E. Cummings, PE; DuBois & King; Pennoni Associates; Cuoco & Cormier; Horsley & Witten Group; CMA Engineers and TEC Engineering.

Greenwood had prepared a spreadsheet that showed common information between the proposals.

Motion made by Byrne, 2<sup>nd</sup> by Kennedy to continue with our current engineer, Steven Cummings: all were in favor.

Stevens said he talked with Bill Goldstein, the developer of Spruce Ridge and explained to him that once the tasks required were completed, the PB would recommend release of the bond, and road acceptance to the Selectmen. Goldstein agreed to cut the remaining brush along the ditch line, just to the west of the driveway of 2 Spruce Ridge Drive.

Motion made by Stevens, 2<sup>nd</sup> by Byrne to recommend acceptance of Spruce Ridge Drive as a town owned road, and to release the Letter of Credit, contingent upon the following:

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1. Recommendation from town Engineer Steve Cummings for the release and approval
2. Receipt of 2 up-to-date as-builts
3. Receipt of the approved deed
4. No outstanding bills

Once all of the above conditions have been met, Stevens may sign the release letter and recommendation letter for the Board of Selectmen.

The motion carried by unanimous vote. Byrne thanked Stevens for his communications with Goldstein that kept this going forward in a timely manner.

The BOS submitted a zoning amendment to the PB regarding the fees structure for Building Construction under Article 900.002.001. The BOS would like the Article amended to read *“Fees for permits shall be paid for in accordance with the Rate and Fee Schedule as adopted by the Board of Selectmen.”* St. Hilaire said this will be included with any other zoning amendments the PB may hold a public hearing for in the upcoming months.

Motion made by Stevens, 2<sup>nd</sup> by Johnston to approve the November 6 minutes with the following addition: *Stevens said the town has communicated with the developer throughout the construction, and he was aware of the regulation”.*

Motion made by Byrne, 2<sup>nd</sup> by Kennedy to adjourn at 8:30 pm: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire,  
Administrative Assistant  
Planning Board