

**Brentwood Planning Board
Minutes – September 5, 2013**

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

Chairman Stevens opened the meeting at 7:00 pm.

The manifest was signed.

Motion made by Hamilton, 2nd by Byrne to give Kennedy voting rights: all were in favor.

Public Hearings:

Continued Hearing: Amendment to a previously approved site plan: Sig Sauer – tax maps 202.070, 203.018, 203.019 and 203.026

Scott Reidy of Sig Arms spoke on behalf of the applicant this evening. The only abutter present was Debbie Harrigan. Stevens said that Sig Arms has made the changes to the noise mitigation letter as requested by the PB, and provided a small picture of the silencer they will be using on site. Greenwood's comments state that he has no further concerns with this proposal. Reidy said he will provide a larger copy of the silencer for the PB files. Greenwood said they will be recording a plan, and the items in the mitigation letter, dated August 21 can be added to the plan, along with the hours of operation. Members asked that "2014" be deleted from the sheet that has the hours of operation, and Reidy agreed. Greenwood will work with Sig Arms Director Adam Painchaud to determine which pages of the plan to record. Harrigan said she is satisfied with this proposal as presented.

Motion made by Johnston, 2nd by Kennedy to grant a conditional approval to January 2, 2014, contingent upon the following:

1. Provide a plan to be recorded at the registry that includes the noise mitigation agreement in the August 21 Sig Arms letter and the hours of operation, as provided to the PB on August 14.
2. Remove "2014" from the hours of operation.

The motion carried by unanimous vote. Reidy and abutter Harrigan thanked the Board.

Continued Hearing: Site Plan Review – Brentwood Rte 125, LLC tax map 201.016

Joe Coronati of Jones and Beach Engineers spoke on behalf of the applicant this evening. There were no abutters present. He said that the fire suppression is still an outstanding issue. He said they needed to find out what this project would require, and met with SFC engineer Nick Cricenti and BFD fire inspector Jon True. Coronati said that True told him that regulations require 35,000 gallons (in the subdivision regulations), at the judgment of the FD. Coronati said his office researched the NFPA regulations, and based on the worst case scenario of an all wooden building of this size, highly combustible, and said that type of structure would only require 8,000 gallons to meet NFPA code. He said they have not resolved the size of the cistern, that the building may be brick and mortar, and may require even less. He said they have a location for a cistern on the north side of the property. Stevens asked Coronati to contact Cricenti to get an answer as to what is required to meet NFPA code as far as the size of the cistern for this project.

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Greenwood said that site plan regulation 6.11 simply requires “Adequate fire safety, prevention and control”, and a waiver would not be required for the size of any cistern.

Motion made by Byrne, 2nd by Hamilton to continue this hearing to September 19 at 7:00 pm: all were in favor. Coronati thanked the Board for their time this evening.

New Hearing: Amendment to a previously approved site plan for NEI Re Holdings – tax map 205.021

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

Motion made by Johnston, 2nd by Byrne to accept the application: all were in favor.

Don Mailhoit spoke on behalf of the applicant this evening. There were no abutters present.

Greenwood’s only comment was that he didn’t know what the concrete pad was being used for, and Mailhoit said it is for the chiller they had previous approval for. He said tonight he is here for an 18 x 18 addition for bathrooms, and wants to add 10 parking spaces.

Fire prevention consultant Nick Cricenti sent a note that he has no comments since it is just a small area that will be sprinklered.

Town engineer Steve Cummings letter (on file) was reviewed and Mailhoit said that NHDES septic plan number is on the plan set. He will take care of items 2, 3 and 4 relative to a couple spot grades and an elevation view.

Motion made by Hamilton, 2nd by Kennedy to grant a conditional approval to January 2, 1014, contingent upon satisfying Cummings items 2, 3 and 4: all were in favor. Mailhoit thanked the Board for their time.

New Hearing: Lot Line Adjustment and Amendment to a previously approved site plan for Bayside Distribution – tax maps 209.068 & 209.069

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

Motion made by Kennedy, 2nd by Hamilton to accept jurisdiction: all were in favor.

Peter Julia of Keach-Nordstrom Assoc spoke of behalf of the applicant this evening. Also present was applicant Debbie McCaddin of Bayside.

Julia said that the addition was to be about 15,000 sf but they have reduced that to about 14,000, due to setbacks, and they have fire suppression issues that are not resolved, as they have been asked to provide a 30,000 gallon cistern. If there is a cistern, they need to determine where it would be and how it would impact the present layout. There will be no changes in the front of the building, the traffic pattern, parking, the access, the water or septic service; he said this project is a warehouse expansion, and a green area for access to the back of the building and the propane tanks. He said part of this application is a Lot Line Adjustment, and he said they cannot act upon this tonight because there are unresolved issues with the

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building size, location of the propane tanks, and access. He said they met with the FD and Cricenti to discuss access for the fire trucks, and water supply. He said there are wetlands in the back of the parcel. He explained the stormwater mitigation measures. Cummings comments were reviewed at this time, and Julia said they will take care of outstanding issues. Julia will provide an updated waiver request for the next meeting, after they have determined the exact building size, parking and potential cistern location.

Motion made by Byrne, 2nd by Hamilton to continue this hearing to October 3, 2013 at 7:00 pm: all were in favor. Julia and McCaddin thanked the Board for their time this evening.

Board Business

The Board is in receipt of a request from the NHDMV, asking if Lewis Motor Sales, LLC can hold an inspection license for auto and motorcycle at 217 South Rd (corner of Rte 125), tax map 223.068. This has been a previously allowed use at this location.

Motion made by Kennedy, 2nd by Byrne to have Stevens sign the form in the affirmative: all were in favor.

Motion made by Johnston, 2nd by Kennedy to approve the August 15 minutes: all were in favor.

Motion made by Stevens, 2nd by Johnston to hold a public hearing to amend the subdivision and site plan regulations relative to the fire suppression portions: all were in favor. Greenwood will work with St. Hilaire and Stevens of the draft language.

Motion made by Byrne, 2nd by Johnston to adjourn at 8:15 pm: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire
Administrative Assistant,
Brentwood Planning Board