

**Brentwood Planning Board**  
**Minutes – Site Walk December 15, 2012**  
**2 Autumn Lane tax map 224.001.004**  
**Road acceptance of Idyllwood Drive**

9:00 am

Members Present:      Bruce Stevens, Chairman              Bob Magnusson  
                                 Doug Brenner                                      Kevin Johnston  
                                 Mike Hubbard, BOS rep                      Steve Hamilton, alternate

Also present: Property owner Reggie Moreau and surveyor Steve Luger.

The purpose of the site walk was to see, and discuss the location of the driveway that was installed within the wetland buffer. The approved driveway permit showed the drive on the far right side of the lot and house (south side) 20 feet in from the property line, and the actual driveway was installed on the left side of the house, and within the wetland buffer, which is not allowed by zoning without a Conditional Use Permit.

Moreau signed the driveway permit, but stated that he had no idea why the location was changed, but accepts full responsibility. Magnusson said that it was a poor quality application, and that a more formal design should be done on the plan, recommending that the subdivision plans be used to depict the driveway location.

The board asked Moreau to come back to the PB with plans that show two options: one with the driveway being fully compliant, and the other being a solution that will work for the property owner while minimizing the impact on the wetland buffer. Moreau was reminded that any change in the location of the driveway will require a new driveway permit.

As posted on the agenda, Idyllwood Drive is ready for acceptance by the town. Town engineer has recommended that the road be accepted and the bond released.

Motion made by Stevens, 2<sup>nd</sup> by Johnston to accept Idyllwood Drive as a town road, and release the balance of the bond, which has approximately \$4,100 plus interest: all were in favor.

The walk concluded at 9:40 am.

Respectfully Submitted,

Kathy St. Hilaire,  
Administrative Assistant,  
Brentwood Planning Board