

Brentwood Board of Adjustment
1 Dalton Road
Brentwood, NH 03833
Minutes August 10, 2015

Members Present: Mike Hureau, Chairman
Bob Gilbert
Doug Cowie

Andy Artimovich
Ken Christiansen
Bruce Stevens, Alternate

Hureau declared the meeting open at 7:00 pm.

Public Hearing

7:00 pm: Wayne Mfg, aka Advanced Custom Cabinets (tax map 210.055) requests a Special Exception as specified in Article 800.013.002.003, (page 96) of the Brentwood Zoning and Land Use Ordinance, to allow an addition to the existing cabinet shop building. This is located in the residential/agricultural zone and a Special Exception is required for expansion.

Hureau read the legal notice, the letter from the Planning Board that stated the applicant needs to go to the ZBA, and the list of abutters notified.

Present was Wayne Donahue of Advanced Custom Cabinets, and abutter Mark Kennedy. Plans showing the proposed structure were provided to the members. Donahue said that he would like to build a 50 x 100 metal building, to be located in the back of his lot, behind the existing shop and will be 27.8 feet from the rear property line. This will be used to store his finished cabinets for his customers. He said he prefers to not use storage units on the site. This will be a single story building. The plans he provided also showed a proposed 30' x 30' foot showroom addition, but he is not requesting that at this time.

Hureau read the 18 criteria listed in Article 800.013.002.003 (on file) and all of the criteria have been met by the applicant. Kennedy asked about the setback requirement, and Stevens said that this is a residential zone, and those setbacks apply. Kennedy also asked about the off premises signs located at the corner of Prescott Rd and Middle Road, and Donahue said those were there when he bought the property. Members agree that is not under the jurisdiction of the ZBA, but rather the Planning Board or the Selectmen.

Having no further discussion, worksheets were given to Hureau, Gilbert, Cowie, Christiansen and Artimovich and all voted in favor of granting the Special Exception. A copy of the decision was given to Donahue, who thanked the Board for their time this evening.

Motion made by Christiansen, 2nd by Artimovich to approve the June 8 minutes. The motion carried with Hureau abstaining as he was not present.

Motion to adjourn at 7:35 made by Christiansen, 2nd by Gilbert: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire