

Brentwood Planning Board Meeting Minutes 1.18.24

Present: Kristin Aldred- Chairperson
Bruce Stevens
Mark Kennedy

Doug Finan
Paul Kleinman-SB rep

Stefanie Kizza- Vice Chair
Ned Matson
Brian West
~~Kate Locke-Parks~~

Town Planner: Glenn Greenwood
Meeting held at Brentwood Town Office
Aldred opened the public meeting.

Continued Site Plan Review Application & Conditional Use Permit Application: Applicant/Owner: R.E. Prescott. Site is located at 79-113 NH Route 27, Brentwood, NH 03833, referenced by Tax Map and Lot 203.033.000. The site plan design proposes a 150' x 750' building is proposed to be constructed which is to be a manufacturing and warehouse building for RE Prescott. Associated driveways/parking, utilities and drainage are also proposed. Area of disturbance is expected to be +/- 423,000 SF with 32,290 SF of wetland impact. A Conditional Use Permit for impact to the wetlands and wetlands buffer is requested.

Bruce Scammon of Emmanuel Engineering is representing the applicant this evening. Scammon reviewed the project with the Board. Scammon pointed out a 10' wide access point located at the right rear of the parking lot, he explained that this has been on the plan since originally submitted but has not been discussed. Scammon states it is an access point to the conservation land that is part of the subject parcel. The Board asked about the conservation easement and what the restrictions and allowed uses are. Scammon was unsure, stated there are trails out there, and agreed to provide a copy of the easement to the Board. Scammon stated they are not looking to change the conservation easement. The Board asked if the trail would be gated or if there would be public access, Scammon stated there were no plans to gate the trail and there would not be public access from this site. Scammon explained that without this access point they would essentially land-lock the conservation land as it is surrounded by wetlands. The goal is to be able to get from uplands to uplands without disturbing the wetlands. Scammon explained this is an existing access point that they wish to retain for the owner's private access to the conservation area in the back portion of his lot and for fire access.

Aldred asked about traffic during race days, Scammon explained that Prescott's business is Monday-Friday. Scammon provided a photo of the Owens Corning building on Pine Road, that building is 600' long. Scammon estimated the square footage of the Owens Corning building to be about 134,789 sq ft, this proposal is for approximately 112,000 sq ft. Scammon also pointed out that the Owens Corning building has 68 parking spaces, this project is proposing 255. Scammon added that at full buildout the proposed project will be approximately 270,000 square feet, twice the size of the Owens Corning building and more than double the amount of parking spaces.

Scammon reviewed Greenwood's comments 1-7, the Board was satisfied. Scammon discussed comments 8 and 10 regarding the landscaping on site. Greenwood's comment #8 states that Site Plan Review regulations require parking area landscaping for lots of more than 100 spaces; comment #10 explains that there is no landscaping in the front setback and the length and mass of the proposed building necessitates some manner of visual attenuation. Scammon and his client are concerned that the landscaping could clog the porous pavement planned for and around these areas. Scammon proposed using 5 groups of 6 purple lilacs in the front setback and add them to the islands throughout the parking areas, rather than the previously discussed native trees such as Oak, as these would be too tall to create a buffer for people driving by. Scammon also proposed keeping 9 existing trees located in the front setback. Scammon discussed the remaining comments, the Board was satisfied with the responses. Scammon discussed the phasing of the project. Scammon described the process for building over the man made pond on site; it will be dredged, filled with stone, and have underdrains installed. Scammon is proposing an internal cistern for this site. Finan asked if there was any concern of erosion using the porous pavement, Scammon answered there is not. Scammon provided the Board with correspondence from Chris Raymond of TEC stating all of his comments have been

Brentwood Planning Board Meeting Minutes 1.18.24

addressed.

The Board asked Scammon and Prescott to consider adding some evergreens to the landscaping, along with the lilacs. Scammon and Prescott were agreeable to this, they would like to keep the landscaping indigenous, the Board agrees.

The Board discussed the conservation easement and would like to confirm if it includes public access. The Board suggested putting up a small gate or something similar to discourage people from driving out there, the property owner agreed.

The Board discussed the possible phasing of the project. Additional phasing information will be provided. Scammon went over the bonding that will likely be required.

Kizza let the Board know that VHB, the company she works for, has been hired to do the traffic study for this project. Kizza states she is not working on the project and states she can remain impartial. The Board agreed. Greenwood added that the traffic study is part of the State permitting process and is not something the Board will be voting on.

The Board is ready to go over the landscaping waiver request. Stevens asked for the waiver to be amended to include the evergreens. **Finan motioned to grant the waiver with the addition of appropriately placed evergreens, Matson seconds, all in favor, motion carries.**

Scammon went over the Conditional Use Application.

A. The proposed construction is essential to the productive use of land not within the Wetlands Conservation District.

This is an ideal location for a project such as this, it is off a State highway and located in the Industrial Zone away from residences. **Kennedy motions to approve, Kizza seconds, all in favor, motion carries.**

B. Design and construction and maintenance methods will be such as to minimize detrimental impact upon the wetland and will include restoration of the site as nearly as possible to its original grade and condition.

This project includes a protective barrier around the site with the ponds and retaining walls to protect the major prime wetlands on site. **Kleinman motions to approve, Kizza seconds, all in favor, motion carries.**

C. No alternative route which does not cross a wetland or has less detrimental impact on the wetland is feasible.

Because of the conservation easement on the rear of the property and the placement of the man-made pond at the front of the property it would be difficult to use this site to its full potential without filling in the man-made pond. **Finan motions to approve, Kennedy seconds, all in favor, motion carries.**

D. Stream and wetland crossings shall be avoided whenever possible. When necessary, no wetland crossing shall exceed a length of 250 lineal feet and crossings shall comply with state recommended design standards to minimize impacts to flow and animal passage (UNH Stream Crossing Guidelines; Env-Wt 900). (3/2016)

Not Applicable.

E. Wetland boundary markers of a type approved by the Planning Board will be set in order to visually delineate the furthest extent of the wetland. (3/2016)

The retaining walls act as guardrails. The applicant and Board agree to putting wetland placards at the two access points. **Kennedy motions to approve with the addition of the markers, Finan seconds, all in favor, motion carries.**

Matson motions to approve the Conditional Use Permit with the addition of the markers, Finan seconds, all in favor, motion carries.

Brentwood Planning Board Meeting Minutes 1.18.24

The Board discussed the possible conditions that will be required for this project, review by SFC will be needed, the transportation study (required by the State), a septic permit, an alteration of terrain permit, a DOT permit, a water supply permit, the phases, Evergreens, conservation markers and posts/chains will be worked into the plan, the two waivers (parking and landscaping) will be added to the plan Scammon will request a 12-18 month conditional approval at the next meeting, the Board was in agreement. **Kizza motions to continue to February 1st, Matson seconds, all in favor, motion carries.**

Site Plan Review Application: Applicant/Owner: Greg Lambert & Sons Realty, LLC. The site is located on NH Route 125, Brentwood, NH 03833, referenced by Tax Map and Lot 209.068.000. The site plan design proposes the construction of a new driveway connection to NH State Route 125 for an 8,000 square foot contractor building and a 12,000 square foot Brentwood Surplus Sales building. A Conditional Use Permit is requested for retaining walls, dumpsters, utilities, parking, and drive aisles within the wetland buffer.

Nicole Duquette, of GPI is representing the applicant this evening. Duquette reviewed the proposal, reiterated that there will not be a connection between this lot and the property owner's adjacent lot. There is an approved wetland crossing at the front of the property, that will need to be amended to include a temporary wetland crossing at the rear. Detention systems, rather than infiltration, are required due to the high water table levels on site. They are requesting a parking waiver, from 27 to 24 parking spaces. There is no outdoor storage on the plan, Duquette stated that it was not requested by the applicant. Stevens commented that he would like a note on the plan stating there will be no outdoor storage. Due to the new parking regulations approved by the Board on January 4th no parking waiver is required. Duquette will adjust the chart regarding parking spaces on the plan.

The Board discussed the Conditional Use Permits, for the public crossing for access and the wetland incursions for transmission lines and pathway for a well.

A. The proposed construction is essential to the productive use of land not within the Wetlands Conservation District.

This is no access to this property without going through the wetlands. It is essential to have a public water supply well without the encumbrances of pavement and utilities. **Kennedy motions to approve, Matson seconds, all in favor, motion carries.**

B. Design and construction and maintenance methods will be such as to minimize detrimental impact upon the wetland and will include restoration of the site as nearly as possible to its original grade and condition.

Retaining walls and guard rails are proposed on either side of the driveway. The rear crossing will not be paved. Erosion control during construction will be provided as well as stormwater management, pretreatment and treatment for all paved areas including the driveway. **Kizza motions to approve, Finan seconds, all in favor, motion carries.**

C. No alternative route which does not cross a wetland or has less detrimental impact on the wetland is feasible.

There are wetlands across the site, they are going through the skinniest portions to make the smallest impact. **Matson motions to approve, Kennedy seconds, all in favor, motion carries.**

D. Stream and wetland crossings shall be avoided whenever possible. When necessary, no wetland crossing shall exceed a length of 250 lineal feet and crossings shall comply with state recommended design standards to minimize impacts to flow and animal passage (UNH Stream

Brentwood Planning Board Meeting Minutes 1.18.24

Crossing Guidelines; Env-Wt 900). (3/2016)

NH Fish and Game has signed off regarding animal passage. A 24" culvert is provided to minimize impacts to flow. The wetland crossings are 100' and 60'. **Stevens motions to approve, Finan seconds, all in favor, motion carries.**

E. Wetland boundary markers of a type approved by the Planning Board will be set in order to visually delineate the furthest extent of the wetland. (3/2016)

The applicant agrees to placing wetland markers. The Board requested they be placed every 50', Duquette was agreeable. **Finan motions to approve with the addition of the markers, Kennedy seconds, all in favor, motion carries.**

Finan motions to approve the Conditional Use Permits, for the public crossing for access and the wetland incursions for transmission lines and pathway for a well, Kennedy seconds, all in favor, motion carries.

Duquette went over the required State permits, wetland, septic, AOT, public water supply and DOT/driveway. Greenwood stated there should be a note on the plan listing these, Duquette will add this.

Kizza motions to continue this hearing to February 1st, Finan seconds, all in favor, motion carries.

The Board signed the manifest.

The Board discussed the minutes of December 7, 2023. **Kennedy motions to approve, Kizza seconds, all in favor, motion carries.**

The Board discussed the minutes of January 4, 2024. The Board asked Benedix to amend the minutes of January 4, 2024 based on the recording. **Kennedy motions to approve the minutes of as amended, Finan seconds, all in favor, motion carries.**

The housing survey is ready for release. The new Town website is being launched this week; the survey will be available there.

Aldred shared with the Board that there is a bill being discussed that would give Towns more say in the setting of speed limits on State roads. Kleinman asked Benedix to share the Road Safety Audit with the Board.

Kleinman updated the Board, the Cease and Desist for 62 and 66 Route 125 has been served.

Matson motions to adjourn, Kizza seconds, all in favor, meeting adjourned.