

**BRENTWOOD BOARD OF ADJUSTMENT
1 DALTON RD
BRENTWOOD, NH 03833**

LEGAL NOTICE

In accordance with RSA 676:7, the Brentwood Board of Adjustment will hold a public hearing at the Brentwood Town Office, 1 Dalton Road, on **Monday, December 18, 2023**, beginning at 7:00 pm regarding the following:

Variance Application - Applicant/Owner: Prescott Real Estate Holdings, LLC requests a variance from the following: Article III, Section 300.002.001.005F, page 12, no building or structure within 25' of the property of any abutter; Article III, Section 300.002.001.005G, page 12, no building or structure within 75' of State right of way; Article IV 400.001, page 28, maximum building height 35' above grade; Article VII, 700.002.005.001A, page 78, no alteration of surface configuration within the Wetland Conservation District; Article VII, Section 700.002.006.001A, page 80, no construction or placement of any structure or improvement within wetland buffer; Article VII, Section 700.002.006.002, page 80, no subsurface wastewater disposal system within 75' of Wetland Conservation District; Article VII, Section VII, 700.002.006.005, page 80, no soil disturbance within 25' of wetlands with poorly drained soils.

The site is located at 79-113 NH Route 27, Brentwood, NH 03833, referenced by Tax Map and Lot 203.033.000 and located within the Commercial/Industrial & Multi-family/Professional Office Districts. The site plan design proposes a 150' x 750' three-story building with associated parking, drive-lanes, and infrastructure. The area of disturbance is expected to be +/- 423,000 SF with 32,290 SF of wetland impact.

The public is welcome to attend.

Jillian Benedix
Administrative Assistant
Brentwood Planning Board

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AGENDA
December 18, 2023

7:00 pm - Open Public Hearing

Variance Application - Applicant/Property owner Greg Lambert & Sons Realty, LLC requests a variance from the following: Article 300.002.001.005 (C), page 11, requiring a 50' landscaped, vegetated strip; Article 700.002.006.001 (A), page 79, requiring a 50' wetland buffer from any construction or placement of any structure; Article 700.002.006.005, page 79, which requires a 25' no-disturb buffer from wetland with poorly drained soils. The property is located on Route 125, in the Commercial/Industrial zone, referenced by tax maps 209.068.

Variance Application - Applicant/Owner: Prescott Real Estate Holdings, LLC requests a variance from the following: Article III, Section 300.002.001.005F, page 12, no building or structure within 25' of the property of any abutter; Article III, Section 300.002.001.005G, page 12, no building or structure within 75' of State right of way; Article IV 400.001, page 28, maximum building height 35' above grade; Article VII, 700.002.005.001A, page 78, no alteration of surface configuration within the Wetland Conservation District; Article VII, Section 700.002.006.001A, page 80, no construction or placement of any structure or improvement within wetland buffer; Article VII, Section 700.002.006.002, page 80, no subsurface wastewater disposal system within 75' of Wetland Conservation District; Article VII, Section VII, 700.002.006.005, page 80, no soil disturbance within 25' of wetlands with poorly drained soils.

Approval of minutes – November 27, 2023

Any other business that may legally come before the Board. The public is welcome to attend.