

Brentwood Planning Board Meeting Minutes 4.6.23

Present: Kristin Aldred- Chairperson
Bruce Stevens
Mark Kennedy
Doug Finan
Paul Kleinman-SB rep
Brian West
Stefanie Kizza- Vice Chair
Ned Matson
Kate Locke-Parks

Town Planner: Glenn Greenwood
Meeting held at Brentwood Town Office

Open Public Hearing
Aldred opened the meeting.

Finan motioned to make Locke-Parks a voting member of the Board to fill the vacant seat for the evening, Stevens seconds, all in favor, motion carries.

Wayne Morrill from Jones and Beach Engineers, here on behalf of Great Bay Investments, GBI for a subdivision and lot line adjustment. This plan was approved by the Board back in November of 2022, the conditional approval expired in March while waiting for a wetland permit, there have been no changes to the plan. State wetland permits require sign off from Fish & Game, a spotted turtle was seen over a mile away in Epping resulting in the need for a culvert. All monumentation is complete, Morrill states they are waiting for the wetlands permit which they should have by April 20, 2023. Morrill is asking for 180 day conditional approval. Greenwood explained to the Board that the only reason Morrill is here is because the conditional approval lapsed, the only thing that has changed is they have already met one of the conditions of approval which was to develop an easement agreeable to both parties, GBI and Frank Northrup. All abutters present were agreeable to this plan.

Finan motions to conditionally approve this project for 180 days with the condition that the applicant obtain the wetlands permit, Kizza seconds, all in favor, motion carried.

Jon Wilder of Fieldstone Supplies was in to speak to the Board about utilizing the laydown yard at 224.100. Mr. Wilder would like to store his equipment and trucks there, Greenwood believes this falls under the approved use. Mr. Wilder and the Board discussed his business and the location. Mr. Wilder stated he would not be building anything other than maybe a hoop house. Greenwood stated that anything over 150 sq ft would require a permit and an amendment to the site plan. Finan asked Mr. Wilder if his business was strictly commercial sales, Wilder stated that is his primary business but that he does not turn away residential customers. Greenwood stated that the site was approved as a laydown area, to stockpile and store materials, if Mr. Wilder's business includes sales, he will need to apply for a site review. Mr. Wilder thanked the Board for their time.

Jack Mitchell and members of the Budget Committee were present to learn about the Capital Improvement Plan, CIP. Greenwood states that Brentwood is the only town that he works for that does not have a committee to assist with the CIP. Greenwood is not opposed to setting up a committee in Brentwood, states it typically consists of a couple of

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Planning Board members, a couple of Budget Committee members and a Selectboard Rep, and becomes a subcommittee of the Planning Board. Greenwood also suggested that the Planning Board and Budget Committee have a meeting after the CIP is created but before it is endorsed by the Planning Board. Greenwood explained the CIP, the timeline and process, answered all of the questions from the Budget Committee. Aldred, Stevens, Matson and Locke-Parks showed an interest in the CIP subcommittee. Aldred would like to have a CIP work session once information is received.

The Board discussed workforce housing briefly. Aldred explained the Housing Opportunity Planning grant that Brentwood has been awarded. The Rockingham Planning Commission will be working on this, the Board is reviewing and signing the subcontract this evening. Aldred states that she has confirmed that this grant requires no money upfront from the Town. The Board discussed the need for a workforce housing ordinance. Board Members agreed that workforce/affordable housing is often thought of as low income/section 8 housing and would like to educate the public about the differences. **Stevens motioned to have the subcontract signed, Finan seconds, all in favor. The subcontract was signed.**

The Board was encouraged to attend the Community Engagement Workshop hosted by Plan NH at the Brentwood Recreation Center the weekend of May 12th & 13th.

The Board received an application for 40 Route 125, the tenant there would like to be an inspection station. There is a limitation on the addendum for that site that states automotive repair is not allowed. The Board agreed to allow the inspection of vehicles at this location, the limitation will be noted on the application for the State.

**** Please see the minutes of April 20th as this property, 223.069, was readdressed due to new information. ****

Stevens raised concern regarding 324 Route 125, states there are dumpsters within the wetlands. The Board has contacted DES several times regarding this concern with no response or action. Stevens would like permission to contact Senator Gannon and have him speak with Greenwood regarding this concern. The Board agreed this may get results and asked Bruce to contact the Senator.

Finan brought up the Statement of Interest forms being used by other Boards in Town. The Board agreed they liked the idea of the form but because the Planning Board is autonomous, they appoint their own members when needed. Benedix will post the Statement of Interest on the Planning Board website and will update the site to include all members and term dates.

Finan motioned to adjourn, Kizza seconds, all in favor.

Respectfully Submitted,
Jillian Benedix
Administrative Assistant

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