

Brentwood Planning Board Meeting Minutes 4.20.23

Present: Kristin Aldred- Chairperson

Bruce Stevens

Mark Kennedy

Doug Finan

Paul Kleinman-SB rep

Brian West

Stefanie Kizza- Vice Chair

Ned Matson

Paul Kleinman

Kate Locke-Parks

Town Planner: Glenn Greenwood

Meeting held at Brentwood Town Office

Aldred opened the public meeting.

The Board discussed allowed uses at 40 Route 125, tax map 223.069 because the State Inspector who signs off brought this back to Board's attention. The property allows for vehicle sales and inspection but not repair/mechanical work. In order to inspect vehicles, the tire must come off, the Board discussed whether this is mechanical work or not. Stevens motions to have Greenwood write to the State Inspector and copy the owner, clarifying that the Board stands by their decision, no maintenance occurs on site and the use of a lift constitutes mechanical work, therefore inspections are not an allowed use at this site. The Board would invite the property owner in to discuss further if he would like.

Aldred signed the Notice of Decision, Conditional Approval for Route 125/Shannon Way, tax map 201.015.001, owned by Great Bay Investments.

The Board is in receipt of a report from the new owner of 335 Route 125, tax map 209.014, Dadedu, LLC. This report is in response to the fire safety issues on site. There is currently not an application underway however the owner has provided the report and a check and asked that SFC Engineering review it. The new owner would be looking to do a Change of Use as he would be storing food venue trucks at the location, there would be no onsite maintenance. The report provided to the Board is a response to the previous Site Plan Review. The Board is not comfortable asking SFC to review this report outside of the formal process, Greenwood will contact the owner.

The Board discussed the estimate from TEC for reviewing road regulations and standards regarding road construction for the Town which have not been reviewed since approximately 1985. This was not something The Board budgeted for this year; the Board will try to incorporate into the 2024 budget.

The Board was invited to the inaugural Brentwood Business Breakfast happening Monday, May 8th at the Brentwood Recreation Center. This event is being put on by the Economic Development Committee.

The Board was reminded of the Community Engagement Workshop happening May 12th and 13th, also at the Brentwood Recreation Center.

Finan introduced Caleb Labbe, Shannon Way, who is interested in becoming a Planning Board alternate. Liz Faria, South Road, asked about applications for joining Boards from Town and if the process included disclosing one's income. Benedix and Finan explained that the Town is now requesting a Statement of Interest from parties looking to volunteer for certain Town Boards but it does not include financial information. Faria asked if the Planning Board has a Statement of Interest form. Benedix will utilize the general Statement of Interest form being used by the Town and create a similar form that pertains strictly to the Planning Board.

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The minutes of March 16th were reviewed. Stevens motions to approve the minutes, Matson seconds, all in favor, motion carries.

Stevens motioned to appoint Kennedy to fill the vacant position, term ending in March 2024, Kennedy is a lifelong Brentwood resident and has been a Planning Board alternate and member for a number of years, Kizza seconds, all in favor, motion carries.

There will not be a meeting May 4th.

Kleinman motions to adjourn, Finan seconds, all in favor.