

Brentwood Planning Board Meeting Minutes 6.15.23

Present: Kristin Aldred- Chairperson

~~Bruce Stevens~~

Mark Kennedy

Doug Finan

Paul Kleinman-SB rep

Stefanie Kizza- Vice Chair (via Zoom)

Ned Matson

Brian West

Kate Locke-Parks

Town Planner: Glenn Greenwood

Meeting held at Brentwood Town Office

Aldred opened the public meeting.

Finan motions to bring Locke-Parks to the table as a voting member, Kennedy seconds, all in favor, motion carries.

Site Plan Review: Applicant/Owner: 21 Boylston St., LLC, for property located at 102 Route 125, referenced as Tax Map and Lot number 217.025.000. This application was approved by the Board in August of 2021 however their Conditional Approval has expired. Barry Gier of Jones & Beach has reviewed the Town Regulations and found no revisions since the prior approval that would impact this project. **Kennedy motions to invoke jurisdiction, Finan seconds, all in favor, motion carries.** Gier reviewed the project plan with the Board, states that the DOT driveway permit has lapsed, they will be reapplying, and they have their septic approval. Gier states outdoor storage will be limited, there is a note on the plan regarding this. Also states that the only entrance/exit of the property will be on Route 125. They are not intending to use this site for retail sales. Greenwood had 4 comments, the first was regarding the Driveway permit, the second was regarding a bond for erosion control and landscaping, third, an escrow account and lastly, the impact fees need to be added to the plan. Gier is agreeable to these things. Aldred opened the meeting up for public comment, there are no abutters present.

Kennedy motions to approve the application with the following conditions:

1. The applicant will apply for and receive NHDOT Driveway approval.
2. A bond for proposed erosion control and landscaping, with the amount reviewed and accepted by TEC, is necessary.
3. An escrow account for site inspections during construction needs to be established.
4. The impact fee assessment needs to be added in the impact fee note found on sheet CS, sheet 1 of 8.

Matson seconds this motion, all in favor, motion carries.

Site Plan Review: Applicant/Owner: Dadedu, LLC/Brentwood Park, LLC for property located at 335 Route 125 and referenced as Tax Map and Lot number 209.014. This application is to change the use from lumber storage to storage of carnival equipment. TJ Melvin is representing Millennium Engineering. Melvin states this site will mostly be used for trailers and signage. Melvin states they do not anticipate many site changes. One change that has been designed and permitted already is a new septic system, this is mostly to facilitate the office building toward the front of the site. Materials being stored within the buildings will be mostly metals and aluminum, no fuels or hydraulic fluids. The applicant is willing to upgrade the buildings on the site to meet the building code. Melvin states the applicant has hired a fire protection engineer, their conclusion is that it is no more, and may in fact be less of a fire hazard to store the metals with no fuels that they are proposing, than the current storage of lumber. The Board is in receipt of the applicant's fire engineer report. **Finan motions to invoke jurisdiction, Kennedy seconds, all in favor, motion carries.** Aldred asked if there would be any outdoor storage. Melvin replied that there may be some larger trailers that don't fit in the building(s), they would be stored outdoors, toward the back of the site. Melvin also stated that this equipment is not being stored long-term but between events. Melvin and the Board discussed the buildings on site and their current uses. Finan asked about employees on site, Melvin states at

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this time, they do not anticipate any full time employees on site. Greenwood reviewed his comments, he states that most of them still pertain to what is currently on site that will remain. Greenwood and the Board would like to see a site plan showing the proposed activity on site as well as what is remaining. Greenwood states the fire safety report needs to be sent to the Town's Fire Specialist. Benedix provided Melvin with Greenwood and TEC's comments. Matthew Senior, the property manager, was also present and able to speak about the current uses/tenants on site. He states that he has had Brentwood Fire Department on site, as well as the Police Department, and they have no new complaints. Finan states that when there were compliance problems a couple of years ago one of the resolutions was that with any new tenant/occupancy, the Board would be made aware. Senior will provide the Board with an updated tenant list.

The Board discussed doing a site walk, Benedix will speak with the Fire Department to see if Chief Bird can attend to speak to the onsite improvements. A date of Saturday, June 24th at 9 am was decided on.

West motions to continue this hearing until 7.20.23, Kennedy seconds, all in favor, motion carries.

Conditional Use Permit: Applicant/Owner: Public Service Company of New Hampshire d/b/a Eversource Energy. PSNH proposes to replace eighteen (18) existing structures on the A126 and H141 Transmission Lines within the existing Eversource Right-Of-Way, impacts are proposed within wetland and their upland buffers. Kizza recused herself from this application. Finan motions to have Locke-Parks be a voting member for this public hearing, Kennedy seconds, all in favor, motion carries. Ms. Oliver, Normandeau Associates is here on behalf of PSNH tonight. Caitlin reviewed the proposal and went over the conditions. Work is expected to start in August of 2023 and be completed by December of 2023.

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

The proposed project is maintenance of existing assets within an existing transmission line ROW. This maintenance is proposed to increase the reliability of the transmission lines within the ROW. Since the Eversource 115-kV transmission system is an integral part of the regional power system delivering electricity to customers throughout New England, it is critical that the 115-kV system remain operational without interruption from preventable outages. This project to replace these selected wooden structures with steel structures contributes to Eversource's regional effort to reduce the need for future work and emergency repairs.

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.

Eversource will use timber matting in wetland areas located within the Wetlands Conservation District. Timber mats will limit the amount of soil disturbance and impact of the project on wetland functions and values. Following work at the site, the timber matting will be removed and any exposed soils will be stabilized and seeded with the appropriate upland or wetland seed mix. Existing vegetation temporarily mowed to facilitate completion of the work, will be allowed to revegetate naturally within the matted work areas associated with the Wetlands Conservation District. During project work, crews will install and maintain erosion and sediment control barriers in accordance with the permitting plans and details, New Hampshire Department of Environmental Services (NHDES) conditions, and the *Best Management Practices Manual for Utility Maintenance in and Adjacent to Wetlands and Waterbodies in New Hampshire* (Utility BMP Manual, March 2019), published by the New Hampshire Department of Natural and Cultural Resources (NHDNCR).

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

The least impactful access route and work pad alignment has been chosen to complete the structure replacement within the Wetlands Conservation District. The project will utilize existing access routes

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within the existing ROW to the greatest extent practicable. Selection of new access routes were made through a combination of on-site evaluations of potential access routes and remote mapping informed with wetland delineations to avoid wetland impacts to the greatest extent practicable.

- 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)**

Wetland and stream impacts have been minimized to the extent practicable. While there are wetland crossings greater than 250 lineal feet and one intermittent stream cross, there is no less impactful way to reach the structures that need to be replaced while also maintaining multiple options of access for multiple pieces of construction equipment and for safety purposes. All wetland and stream impacts will be temporary in nature with the use of timber matting for access routes and work pads in these sensitive areas.

- 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 wetland boundaries in the vicinity of the work area were reviewed on April 13th and 24th, 2023. Pink survey flags will be hung along these wetland boundaries closer to the commencement of construction.

Abutters present included:

Andrew Funicella, Homestead Ln

Cecelia Hart, Middle Road

Karen Landry, Scrabble Road

Greg Coppola, Dalton Road

Poles that need to be replaced will be upgraded from wood to steel.

Aldred asked about page 2 of the plan which goes through the Recreation Center. Oliver explained that they are not replacing any poles in that section, it serves as a secondary access way for safety purposes. Aldred brought up safety concerns for the kids at the Recreation Center. PSNH representatives state that they will contact the Recreation Director, Andy Gray, to discuss any safety concerns.

Abutters were able to view the maps and point out their properties and were able to see if and how their property may be affected.

Andrew Funicella, Homestead Ln, expressed concern for his neighborhood children. There is only one road into/out of the neighborhood which also serves as a bus stop which many of the kids walk to. PSNH representatives took note of this concern and will notify outreach because of the density of the neighborhood.

The Board voted on the five (5) parts of the Conditional Use Permit.

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

Two Planning Board members attended the ConComm meeting last night where this plan was presented, they raised no concerns.

Matson motions to approve part A, Finan seconds, there was no other discussion, 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**

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and condition.

Finan motions to approve part B, West seconds, there was no other discussion, 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.**

Finan motions to approve part C, Kennedy seconds, there was no other discussion, 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)**

Matson motions to approve part D, West seconds, all in favor, motion carries. The Board discussed the stream and wetland crossings that are planned.

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)**

Finan motions to approve part E, West seconds, Lock-Parks nay, all others in favor, motion carries.

Matson motions to approve the Conditional Use Permit with 2 conditions:

1. Applicant must contact Recreation Director, Andy Gray
2. Applicant must contact Homestead/Longview development

West seconds the motion, all in favor, motion carries.

Board Business:

The Board signed the affidavit for A Place to Grow that was discussed at the previous meeting.

Finan attended the Zoning Board of Adjustment, (ZBA), meeting in Kingston regarding the potential gas station, he updated the Board on the happenings of that meeting and made them aware of the upcoming meeting July 13th. Finan would like to have at least one other Board member attend, also suggests coming up with a list of questions ahead of time. The Board will email Benedix with questions and Benedix will provide them to the Kingston ZBA.

Finan shared his research on affordable housing.

Finan spoke with Dave Walker at their Rockingham Planning Commission meeting regarding the round-about that was discussed at the Charette last month. Finan states Walker would be interested in speaking to the Planning Board about this. Walker has experience with traffic studies and working with DOT. Finan suggests have a joint meeting with Economic Development when Walker attends. The Board was amenable to this.

The Board signed the manifest.

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