

Brentwood Planning Board Meeting Minutes 7.20.23

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.

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

7:00 pm: Site Plan Review Application: Applicant/Owner: Dadedu, LLC/Brentwood Park, LLC. Property is located at 335 Route 125, Brentwood, NH in the commercial industrial zone, referenced by tax map 209.014. The intent is to change the use from lumber storage to storage of carnival equipment.

The applicant has asked via email for a continuance to August 3, 2023, while the Town awaits a response from SFC Engineering. No further discussion. **Kennedy motions to continue this hearing until August 3, Finan seconds, all others in favor, motion carries.**

7:00 pm - Subdivision Application - Applicant/Owner Mark V Tremallo 2001 Revocable Trust, for property located at 310 Middle Road, in the residential/agricultural zone and referenced as tax map and lot 215.081. The intent of the application is to subdivide an existing frontage lot into two residential building lots.

Chuck Adams, Ambit Engineering, representing Mark Tremallo. **Kizza motions to invoke jurisdiction, Finan seconds, all others in favor, motion carries.** The applicant was originally seeking 2 waivers pertaining to lot size by soil type, Greenwood states these are not necessary. Adams states they have received state subdivision approval as of July 6th and that they are working to obtain a DOT driveway permit. Adams states he is currently working on revised DOT plans to meet the 400' site distance requirement. In order to meet this requirement, they will need an easement through the property located to the east which is owned by the applicant and his wife. This is a recent development, and the applicant will provide an updated plan sheet when available. The current lot is 4.79 acres, the subdivision would result in the lot with the existing dwelling to be 2.34 acres, and the vacant lot would be 2.44 acres. Currently there are no plans to build a home on the vacant lot, it is simply to create the lot.

No abutter questions.

Finan motions to conditionally approve this application for 60 days, or until September 18, 2023 with the following 4 conditions:

1. The impact fee assessment block will be added to the subdivision plan per the Town's subdivision regulations found in section 8.8.

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2. The applicant will obtain NH DOT driveway permit.
 3. A 40x80 rectangle will be added to lot B to show the proposed location of a home meeting all required setbacks as required by section 8.21.3, e.
 4. The applicant will provide the Planning Office with an electronic version of the final plan set.
- Kennedy seconds this motion, all in favor, motion carries.**

7:00 - Design Review Application - Jones and Beach Engineers, Inc - Owner is Great Bay Investments, LLC. Property is located in the commercial/industrial and multifamily zone on NH Route 125 and is referenced as tax map and lot 201.015. The intent of this design review hearing is to discuss the potential for constructing multifamily housing on the property.

No decisions are made during design review discussions.

Ian MacKinnon, Jones & Beach Engineering, is present this evening to represent the applicant. The subject parcel is located adjacent to Tractor Supply on Route 125, with 399' of frontage and 20.23 acres. The applicant is looking to put in 2 residential buildings each with 5 units, and 2 commercial buildings. Access to the site would be through a shared 60' access, drainage, and utility easement where the Tractor Supply driveway is currently. No new driveway is planned, the applicant will likely need to contact DOT because of the increase in intensity of driveway use. There is a 30,000 gallon cistern on the adjacent lot. MacKinnon states that the applicant is looking to see if the Board agrees that this 20 acre lot can be developed as a mixed use with both multifamily and commercial uses.

MacKinnon reviewed the criteria for the Multi-Family/Professional Office/Commercial/Industrial zone and discussed how the proposed project could meet each criterion. MacKinnon also went over Planner Greenwood's comments, comment 2 was discussed at length. "The site proposes 10 residential units in 2 buildings. The zoning ordinance says that density for multi-family units is dependent upon developable acreage. In order for ten units to be constructed there would have to be no wetlands within the 20 acres. On this site it appears that there is potentially half of the site that is wetlands meaning only five units are possible." This comment was discussed at length. Kennedy stated that in the past the ordinance has always been interpreted as "developable" land, which would result in 5 or less units depending on the wetlands, as explained in Greenwood's comment. Preliminary lot loading calculations have been done, using site specific soils map, the lot can handle well in excess of 10 units. Kennedy asked Greenwood how he arrived at the possible number of housing units on the subject parcel. Greenwood explained that he was reading it very conservatively and that in order to come up with a density calculation, the way we always come up with a density calculation is to determine what the developable acreage would be by removing wetland soils. Kennedy confirmed with Greenwood that it is the same way Brentwood interprets their cluster development ordinance.

The Board discussed what types of businesses would occupy the commercial buildings, MacKinnon states most likely retail, however right now the applicant/owner is looking for a proof of concept. The Board is in agreement that they need to work on the multifamily ordinances. MacKinnon was receptive to the Board's feedback regarding the unit density. MacKinnon addressed Greenwood's comment 3, "The Board needs to determine if the unit count density requires all the land be reserved as required for the residential use, then the commercial activity proposed can't be approved or constructed." Typically commercial development does not have a unit count density, the Board does not have a lot of experience interpreting this ordinance.

Aldred opened the meeting to public comment.

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Frank Northrup, North Road, feels that commercial development should count toward density. Northrup also states there is a brook on the property that is not on the plans.

Jeff Pray, Shannon Way, states the fire pond behind Tractor Supply has grown by about 1/3 of its size. MacKinnon states he will make a note of these points, he also states the wetlands were delineated in May of 2021. Pray asked if there were any studies done regarding the aquifer. No hydrogeological studies have been done to date.

MacKinnon thanked the Board for their feedback.

Aldred read a letter regarding 149 Crawley Falls Road, asking if the uses are transferable and if it was possible to sell 10-12 vehicles per year at the location. The property is located within the Town Center district, the existing approved uses are transferable. The selling of vehicles is not allowed within the Town Center, and was also not previously approved for this site, a waiver from the Zoning Board of Adjustment would be required. Greenwood will respond.

Jon Wilder was present to ask about the status of his application, Greenwood explained that there was no clear plan attached to the application. Wilder will return.

The Board discussed the Capital Improvements Program. Greenwood states he is working on the narrative and the spreadsheet. He has not received all of the responses but has spoken to all Department Heads and states he should be ready to meet with the subcommittee in two weeks. Jack Mitchell and Anthony Phillips from the Budget Committee and Letty Bedard of the School Board will form the subcommittee along with Paul Kleinman, Kate Locke-Parks, Aldred and Greenwood, they will meet July 31st at 5 pm.

Finan updated the Board on the Summit Distributing, regional impact project in Kingston, the meetings were continued to August. Benedix will update the Board with meeting dates and times when posted.

Three sets of minutes from June were reviewed.

Finan motions to approve the minutes of June 1st, Kennedy seconds, Kizza abstains, all others in favors.

Kizza motions to approve the minutes of June 15th, Kennedy seconds, all in favor, motion carries.

The site walk minutes of June 24th were discussed, Benedix made 2 changes, Kennedy motions to approve with 2 amendments, Locke-Parks seconds, Finan abstains, all others in favor, motion carries.

The Board will discuss Rules of Procedure at a later date.

The Board discussed cancelling the meeting on August 17th as many Board members will not be present and there are no public hearings scheduled.

The Board signed the manifest.

Finan motions to adjourn, Locke-Parks seconds, all in favor, meeting adjourned.