

Brentwood Planning Board Meeting Minutes 9.7.23

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.

7:00 pm: Lot Line Adjustment: Applicant/Owner: Mark V. Tremallo 2001 Revocable Trust, Tax Map and Lot 215.081, 310 Middle Road. The proposed lot line adjustment would reduce parcel 215.081 to 2.34 acres, the remaining 2.45 acres would merge with parcel 215.080 owned by Wellner A. Poppe Revocable Trust and located at 304 Middle Road. Parcel 215.081 is the subject of a conditionally approved subdivision. Chuck Adams of Ambit Engineering is present to represent the property owners.

Stevens motioned to invoke jurisdiction, Matson seconds, all in favor, motion carried.

Adams explained the Lot Line Adjustment, reducing 215.081 to 2.34 acres and the remaining 2.45 would merge with parcel 215.080. Greenwood had 2 comments, the first comment was a spelling error, the second was regarding removing the impact fee indorsement block. Mr. Adams brought updated plans with these corrections. Adams explained that these properties were conditionally approved for a subdivision by the Brentwood Planning Board however they were not able to obtain a NHDOT driveway permit.

There were no abutter comments.

Finan motioned to approve the Lot Line Adjustment, Kennedy seconded the motion, all in favor, motion carries.

Bill Dunham, Block Drive, asked about abutter notification letters being sent by certified mail and the impact that has on the Postal Workers. The Board explained that they follow State Statute regarding abutter notification.

Greenwood updated the Board on the Capital Improvements Program Work Group. Greenwood states they have met with 3 or 4 departments and have 3 scheduled for the next meeting. Greenwood states that the meeting scheduled for Monday September 11th will need to be rescheduled.

Greenwood discussed his meeting on September 6th with North Road residents regarding the tree cutting on 208.024. Tax Map & Lot 208.024 was split zoned until the zoning changes passed by Town vote in March of this year, resulting in this lot becoming entirely Commercial/Industrial. The residents of North Road that met with Greenwood would like the lot to be zoned Residential/Agricultural. The Board agreed that the property owner has the right to cut the trees whether the lot is zoned Commercial/Industrial or Residential/Agricultural. No action from the Planning Board at this time.

Aldred states the first draft of the Master Plan Chapter regarding Housing is complete, they are reviewing it and will provide feedback. They have drafted a survey to send out to the community. Aldred states it is very open-ended, the Board feels the results will be difficult to summarize.

The Board reviewed the minutes of August 3, 2023. Finan motioned to approve, Matson seconds, Kizza abstains, all others in favor, motion approved.

The mylar was signed.

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