

Brentwood Planning Board Meeting Minutes 9.21.23

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.

Greenwood updated the Board on Tax Map and Lot 208.024, 414 Route 125. Greenwood states the Board is in receipt of a letter from Counsel representing North Road property owners regarding the rezoning that took place back in March to change a parcel from being split zoned, (Residential and Commercial) to being fully in the Commercial/Industrial zone. Town Counsel will respond.

Kleinman let the Board know that there has been a complaint regarding 224.100, 62 Route 125, that there are activities going on beyond the current approved site plan. This is currently being addressed by Code Enforcement.

7:00 pm: Site Plan Review Application: Applicant/Owner: R.E. Prescott, the site is located at 79-113 NH Route 27, Brentwood, NH 03833, referenced by Tax Map and Lot 203.033.000. The site plan design proposes a 150' x 750' building is proposed to be constructed which is to be a manufacturing and warehouse building for RE Prescott. Associated driveways/parking, utilities and drainage are also proposed. Area of disturbance is expected to be +/- 423,000 SF with 32,290 SF of wetland impact.

7:00 pm: Conditional Use Permit Application: Applicant/Owner: R.E. Prescott, requests a Conditional Use Permit for impact to the wetlands and wetlands buffer, Tax Map and Lot 203.033.000.

Kennedy motions to invoke jurisdiction, Stevens seconds, all in favor, motion carries.

Bruce Scammon, Emanuel Engineering, is representing RE Prescott this evening.

Finan motions to give Locke-Parks voting rights, Stevens seconds, all in favor, motion carries.

Scammon explained that originally there was approximately 1.5 acres of wetland impacts but they have been working with DES and reduced it to less than 1 acre. Scammon explained that Prescott Pump would occupy the 150' x 750' building for warehousing and light manufacturing. The applicant is proposing a phased development, beginning with the western half of the building, a first floor and a mezzanine that wraps around on 2 sides leaving the ability to expand in the future.

Scammon states they are requesting a waiver for parking. A building of this size requires approximately 450 parking spaces, the plan depicts 253 parking spaces. The design includes room to expand parking in the future if needed. The Board discussed their parking regulations, which have not been updated in many years. Greenwood explained that a project such as this will likely require a traffic study by DOT and the Board can then request that the consultant review existing ITT information for parking generation based on square footage and usage. Scammon states that they are already working with DOT and provided the Board with copies of their driveway permit application. Kleinman asked why the applicant did not include the parking spaces on the plan if they are required and they have the space for them. Scammon explained that his client likes to have some outdoor storage, which is on the plan in areas where parking could exist, and that this site plan reflects the needs of his client and maintains the ability to conform to Town standards, (ie 450 parking spaces). Scammon will recalculate the square footage of the building if built

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with the full first floor and the second floor being a mezzanine on only 2 sides of the building. Scammon feels this will reduce the required number of parking spaces as well.

The Board discussed Greenwood's comment regarding declaring this project one of Regional Impact. Scammon explained that they also have to go through an AOT process, a wetlands process and a ZBA process. Scammon will provide the Planning Board with all applications and additional information as they receive it. Scammon and Greenwood discussed inviting the Planning Board to the scoping meeting with DOT. Greenwood states that would give the opportunity to the Board to request that the High School be included in the traffic study. Greenwood states that this is the first public hearing for this application, and the Board should decide if they are going to declare this a Regional Impact Project or not. Greenwood also states there are 2 reasons the Board could delay that decision, 1 being the need for the traffic study and 2 if they cannot get Zoning Board relief, they will need to redesign their plan. The Board discussed the ability of the Zoning Board of Adjustment to also declare this a Regional Impact Project. Benedix will provide a printout from the Rockingham Planning Commission that can assist the Boards in determining if this is a Regional Impact Project. Greenwood states the wetlands impact could also be a factor in this being a Regional Impact Project.

Stevens motions to delay the Planning Board declaring this a Regional Impact Project due to the traffic impact, the zoning relief required and the wetlands impact, Kennedy seconds, all in favor, motion carries.

Kennedy motions that the Planning Board will recommend that the Zoning Board declare this a Regional Impact Project, Kleinman seconds, all in favor, motion carries.

The Board discussed the variances needed, building height, filling of wetlands for building construction, construction and grading within wetlands buffers, location of proposed septic system closer than 75 feet from wetlands.

The maximum building height allowed is 40', they are requesting 46'. The building would be approximately 42' in the front, the back would be approximately 46' due to the loading docks. Scammon has not met with the building inspector, Kip Kaiser to find out how building height is determined, from the lowest possible point or an average. The 35' limit is primarily for fire protection.

There will be approximately 32,290 sq ft of wetlands impact. Scammon pointed out the areas of wetland impact. Fish and Game will be involved due to the wetlands impacts and the alteration of terrain; the New Hampshire Heritage Bureau will also be involved. They are proposing that the front parking lot and one of the side lots be paved using porous pavement.

The proposed location of the septic system is approximately 55' from the wetlands. The State of New Hampshire requires a 50' setback and the Town of Brentwood requires a 75' setback.

The design proposes retention ponds and biofiltration processes within the wetland buffers to prevent water untreated water from contaminating the wetlands. Brentwood does not have a hard and fast number of feet required for these buffers, it is dependent upon functional values, the wildlife that is present, etc. Scammon estimates the required buffer would be 75-100'. Scammon is proposing this "artificial buffer" to treat the water between the parking lot and the wetland instead of the 75-100' space or retaining walls around the parking lot.

There is a 75' long retaining wall proposed on the northeast corner of the parking lot which is within the wetland buffer. Greenwood feels this would fall under the variance required for the construction and grading within wetland buffers, stating the retaining wall is a structure. Scammon agreed with Greenwood but continued that if that is the case and the retaining wall is considered a structure then they are not meeting the side setbacks and would request a variance. If the abutting property is commercial the side setback would be 25' if it is residential, it would be 50'.

Scammon explained that landscaping in the front of the building is not required. Scammon asked the

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Board if they had any requests or suggestions for that area. The Board agreed it would be nice to have some landscaping in front of the building. Greenwood asked Scammon to look at the parking standards, as they do require parking lot landscaping.

Kizza asked about the lighting plan. Scammon explained that there are only 2 light poles in the design. The business hours are 7am-4pm Monday-Friday, for security purposes it will be lit.

Stevens motions to continue this hearing until 11/2, after the October Zoning Board of Adjustment meeting, due to the required five (5) variances:

- 1. Building height**
- 2. Filling of wetlands for building construction**
- 3. Construction and grading within wetlands buffers**
- 4. Location of proposed septic system closer than 75 feet from wetlands**
- 5. Side and rear yard buffers**

Locke-Parks seconded, all in favor.

The Board reviewed the minutes of September 7, 2023. **Kennedy motioned to approve, Stevens seconds, all in favor, motion approved.**

The affidavit for A Place to Grow was resigned in blue/black ink.

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