

## Brentwood Planning Board Meeting Minutes 12.7.23

**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.**

Victoria Healey from the Rockingham Planning Commission, (RPC), was in attendance for a Housing Opportunity Planning presentation. Healey prepared a slideshow and discussed regional housing background, factors impacting regional housing, Brentwood's housing background, the Housing Opportunity Planning grant and Brentwood's strategy for utilizing that grant. The presentation will be available on the Town website.

**Site Plan Review Application:** Applicant/Owner: R.E. Prescott. 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. **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.

This application needs to be continued to allow the applicant time to go before the Zoning Board of Adjustment, (ZBA), they are scheduled for the December 18<sup>th</sup> meeting.

**Stevens motions to continue the Prescott hearing until January 4, 2024, Kennedy seconds, all in favor.**

The Board discussed their upcoming meeting on December 21<sup>st</sup>, there are no public hearings scheduled for that date. The Board will cancel the December 21<sup>st</sup> meeting and will pick up their regular schedule starting January 4, 2024, at 7pm.

The Board discussed reinstating the site plan at 324 Route 125, Tax Map & Lot 209.010. Greenwood updated the Board. The new owners have done everything the State has asked of them and the State has signed off on their remediation actions. The Board asked for some assurance that the site would remain in compliance. Greenwood agreed and explained that the State would be monitoring the site for 2 years. **Matson makes a motion to rescind the revocation of the site plan for 324 Route 125, Stevens seconds. Stevens – aye, Finan – aye, Kennedy – abstain, Matson – aye, Kleinman – aye, Kizza – aye, Aldred – aye.**

Benedix updated the Board on 62 & 66 Route 125. An application to amend the site plan has been submitted, they are looking to increase their hours of operation and to allow for additional uses (processing). Aldred requested information regarding decibel levels, what is allowed in Town and what is typical for the uses on site. Benedix will provide the Board with the readings obtained by Kaiser, Code Enforcement, when he followed up on a noise complaint at 62 Route 125 this summer.

The Board discussed monies left in the Planning Board budget. In the Long Range line of the Planning Board budget there is \$6,000 that the Board would like to encumber. The Long Range Planning line is used for Master Plan chapters, the Board typically does 1-3 chapters per year. The Planning Board had discussed at a prior meeting that they would prefer to do the Master Plan all at once, rather than a chapter or two per year and had discussed using this year's monies to set up an account to pay for that. The Selectboard asked

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the Planning Board for \$6,000 to install audio visual equipment. Stevens is also working with a local craftsman to construct a podium. The Board had also previously discussed using unused funds to update the Town road standards, this would cost approximately \$5,000. **Kennedy motioned to approve \$4,000 be used by the Selectboard to purchase audio visual equipment, Matson seconds. Stevens – aye, Finan – aye, Kennedy – aye, Matson – aye, Kleinman – abstains, Kizza – aye, Aldred – aye. Motion carries.**

**Finan motioned to approve the November 16<sup>th</sup> minutes, Matson seconds, Stevens – aye, Finan – aye, Kennedy – aye, Matson – aye, Kleinman – abstains, Kizza – aye, Aldred – aye. Motion carries.**

**The Board signed the manifest.**

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