

Brentwood Planning Board Meeting Minutes 2.1.24

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.

Kizza motions to make West a voting member in place of Finan this evening, Stevens seconds, all in favor, motion carries.

Continued Site Plan Review Application & Conditional Use Permit 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. A Conditional Use Permit for impact to the wetlands and wetlands buffer is requested.

Bruce Scammon of Emmanuel Engineering is representing the applicant this evening. Scammon went over the response letter to Greenwood's 7 outstanding comments. The Conditional Use Permit was granted 1.18.24, that comment has been addressed. Regarding comment 2, Scammon stated that they have added whole bush clusters of native evergreens to be alternated between the clusters of lilacs. Comments 3 and 4 concern the conservation easement and its access points. Scammon has provided the Board with a copy of the conservation easement. The proposed posts with chains and signage at each of the access points have been added to the Plan and Note 15 added to the plan. All waivers (2) and variances (7) have been added to the plan to satisfy comment 5. Phasing details are included in the plan, satisfying comment 6. Comment 7 concerns State and Federal permits, all necessary permits are currently pending approval, copies of each will be sent to the Town of Brentwood. Should any additional permits be required they shall be obtained prior to construction.

Scammon provided the Board with a list of conditions for approval broken down into 3 sections, to record the signed Mylar, for a building permit and for an occupancy permit.

Kleinman asked for clarification of "Bond to cover landscaping and drainage structures only" under "Conditions required for a Building Permit". Greenwood explained that typically the Board requires the bonding estimate be created by the applicant and submitted to TEC for signoff and then that amount of money is put in place before the mylar is signed. Greenwood added that due to the size of this development State permits will take significantly longer than usual to obtain. What is being proposed is not typical, Greenwood encouraged the Board to discuss both the timing of the Bond and what will be bonded. Scammon explained that due to the cost and scale of this project it could take 1-2 years to get the project lined up. Kennedy asked for reassurance that the bond would be in place before construction started. Kleinman asked for clarification as to why only those 2 components would be bonded and not the entire project. Greenwood stated that TEC is the Town's agent for determining both scope and cost. Scammon suggested they meet with TEC now and agree to a bond amount and include it on the Mylar prior to it being signed and recorded, the Board was satisfied. The Board discussed a 2 year conditional approval, the Board was in favor and will disregard the suggested 1 year conditional approval.

The Board discussed the height of the proposed sign, 25', the Board's regulations allow for 20', the Board may use its discretion to allow for 25'. This site allows for 2 signs. The Board reminded the applicant that

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there is a dark skies ordinance in Town, the applicant understood.

Stevens motions to conditionally approve the R.E. Prescott application for 2 calendar years with the following conditions:

Conditions required to have Mylar recorded are as follows:

- All conditions met by the Planner's request
- NHDES Public water supply permit
- NHDES Wetlands permit
- NHDES Alteration of Terrain permit
- NHDES Individual Sewage Disposal System permit
- NHDOT Driveway permit
- ~~The approval with conditions will last for one year. If extensions are needed a request to the Planning Board is required.~~
- **The applicant will work with the Board and its designees to determine a bond amount, that will be added as a note to the Mylar.**

Conditions required for Building Permit:

- Bond to cover landscaping and drainage structures only.
- EPA NPDES General Construction Permit

Conditions required for an Occupancy Permit:

- Setting of a conservation sign at both the proposed entrances to the conservation area.

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

Site Plan Review Application: Applicant/Owner: Greg Lambert & Sons Realty, LLC. The site is located on NH Route 125, Brentwood, NH 03833, referenced by Tax Map and Lot 209.068.000. The site plan design proposes the construction of a new driveway connection to NH State Route 125 for an 8,000 square foot contractor building and a 12,000 square foot Brentwood Surplus Sales building. A Conditional Use Permit is requested for retaining walls, dumpsters, utilities, parking, and drive aisles within the wetland buffer.

Nicole Duquette, of GPI has requested this hearing be continued to the next Planning Board meeting. **Stevens motions to continue this hearing to March 7th, West seconds, all in favor, motion carries.**

Madeleine Dilonno, from Rockingham Planning Commission (RPC) was present to discuss the local water resource and outreach program. The RPC and the Exeter-Squamscott River Local Advisory Committee (ESRLAC) are working to develop educational resource guides for each municipality within the watershed. The RPC and ESRLAC also have the ability to work with up to 4 communities on land use regulations pertaining to water protection. Dilonno explained that this could mean improving existing regulations related to wetlands, stormwater, groundwater protection, or to come up with new ordinances. Greenwood stated Brentwood accessed a grant about 4 years ago and worked with Dana Truslow to review the aquifer protection and wetlands ordinances; the storm water ordinance was fairly new at that time. The wetlands ordinance was changed to incorporate setbacks that are based on functional valuation about two years ago. Greenwood asked about strengthening the concept of community wells, Dilonno was amenable to this. Kennedy would like more education on this topic as well. Dilonno asked if Brentwood has a source water protection plan, Brentwood does not. The Board let Dilonno know they were very interested in the educational component and thanked Dilonno for her time.

The Board is in receipt of a letter from the Rockingham Planning Commission regarding the Transportation Advisory Committee appointee. Benedix confirmed with Ken Christiansen that he would like to step down.

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The Planning Board will nominate another appointee to the Selectboard. After some discussion the Board decided to nominate Stef Kizza as the Transportation Advisory Committee appointee, **Kennedy motions, Stevens seconds, all in favor, motion carries. Kennedy will take Kizza's place as an RPC Commissioner, Kleinman motions, Stevens seconds, all in favor, motion carries.**

The Housing Survey is available on the new Town website under "Town Projects," paper copies are available in the Planning Office.

The Board discussed the Road Safety Audit. The Board had questions regarding the difference between a roundabout and a traffic circle. Kizza will provide the Board with information or perhaps a short presentation explaining the differences. Kizza states there are many benefits of roundabout versus a traffic circle or a turn signal, she will try to also provide some of this information for the Board. The Board agrees that they need to keep in contact with the State regarding this issue. Aldred volunteered to write a letter on behalf of the Planning Board, the Board is in support of this.

The Board signed Greenwood's contract.

The Board signed the Mylar for 335 Route 125.

The Board discussed the minutes of January 18, 2024. **Stevens motions to approve the minutes of January 18th, West seconds, all in favor, motion carries.**

The Board signed the manifest.

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