

Brentwood Planning Board Meeting Minutes 3.7.24

Present: Kristin Aldred - Chair

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 make West and Locke-Parks voting members in place of Kizza and Kennedy this evening, Matson seconds. Aldred – aye, Stevens – aye, Matson- aye, Finan – aye, Kleinman – aye, all in favor, motion carries.

Finan motions to make Stevens the acting Chair as Aldred is attending the meeting via Zoom, Matson seconds. West – aye, Locke-Parks – abstain, Finan – aye, Matson – aye, Kleinman – aye, Stevens – aye, Aldred – aye. Motion carries.

Kennedy joined the meeting at this time.

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, March 21st. **Finan motions to continue this hearing to March 21st, Matson seconds, Finan – aye, West – aye, Matson – aye, Kleinman – aye, Stevens – aye, Kennedy – aye, Aldred – aye, all in favor, motion carries.**

Liz Faria, South Road, stated she was under the impression that the State would not allow anymore driveways on Route 125. Stevens stated that this applicant has already applied for and been granted State approval.

The Board reviewed the bond reduction request for Three Ponds, LLC - Phase II, the Town Engineer has reviewed the request. **Finan motions to approve the bond reduction request as presented, West seconds, Stevens – aye, Kleinman – aye, Finan – aye, West – aye, Matson – aye, Kennedy – aye, Aldred – aye, all in favor, motion carries.** Aldred will sign the recommendation tomorrow and Benedix will pass it on to the Selectboard for their review.

The Board signed the Mylar for George Sanborn & Linda Scarfogliero.

The Board reviewed the Notice of Decision for R.E. Prescott Company, Inc.

The Board reviewed the New Hampshire Housing Opportunity Planning grant reimbursement request and invoice.

Kleinman has other business to discuss starting with the Road Safety Audit. Kleinman stated the Director of NHDOT will be attending an upcoming Selectboard meeting, as of now Kleinman believes the meeting

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will be held at the Town Office on March 26th, he will update the Planning Board with any changes. Kleinman encourages everyone to attend.

Kleinman discussed the Pickpocket Dam, Becky Dunham, Conservation Commission Chair, was present to discuss as well. Kleinman states the report regarding the dam has come out and there are some significant impacts to Brentwood. Final comments on the report are due by March 20th, Kleinman asked if the Board members would support a letter from the Planning Board reserving their rights as the process moves forward. Stevens asked for clarity regarding the letter; Kennedy asked what legal jurisdiction the Town and/or Planning Board have. Stevens asked what concerns would be listed in the letter as the Town does not own property on the Exeter River. Dunham states there were a number of issues in the process and the communication that were skipped, and the Town of Brentwood has not been involved or made aware of what has been going on surrounding the dam. Stevens believes that during the process of removing Great Dam the public hearing process began after the grant was awarded. Dunham stated she was told the same. Locke-Parks asked what the science behind removing the dam is. Dunham replied that in the application it states the grant is for dam removal to allow for fish migration past Pickpocket Dam. Stevens added that it would cost the Town of Exeter and it's taxpayers approximately 2.5 million dollars to repair the dam. Aldred stated that she would be willing to write a letter on behalf of the Planning Board but asked Board members to list their thoughts, questions and concerns and the Board could discuss them further. Greenwood states he believes that any correspondence to the Town of Exeter from the Town of Brentwood should be done through the Selectboard, not the Planning Board, and if there were to be joint letter it should be between the Selectboard and the Conservation Commission to the Town of Exeter.

Kleinman asked for help regarding what he believes is continued sporadic activity at 62-66 Route 125. Greenwood stated this is no longer a Planning Board issue but a Selectboard issue. Kleinman asked if anyone sees anything to please let him know. There was some discussion regarding the cease and desist on the property. Greenwood stated that any further discussion should be done in nonpublic.

Greenwood discussed with the Planning Board the possibility of a joint meeting with the Conservation Commission to have a planning session regarding Brentwood's wetlands ordinance. The Planning Board was agreeable to this. The Planning Board and Becky Dunham, Conservation Commission Chair, agreed on a date of May 2nd.

The Board reviewed the minutes of February 1, 2024. **Finan motions to approve the minutes of February 1st, Kennedy seconds, all in favor, motion carries.**

The Board signed the manifest.

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