

Brentwood Planning Board Meeting Minutes 3.21.24

Present: Kristin Aldred - Chair

Bruce Stevens

Mark Kennedy

Doug Marino

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.

Letty Bedard is the alternate Selectboard representative and is present this evening for Kleinman.

Finan motions to nominate Kristin Aldred as Planning Board Chair, Stevens seconds, no further discussion, all in favor, motion carries.

Finan motions to nominate Stefanie Kizza as Planning Board Vice Chair, Stevens seconds, no further discussion, all in favor, motion carries.

Stevens motions to appoint Mark Kennedy as an alternate, Kennedy has been involved with the Planning Board for many years, Finan seconds, all in favor, motion carries.

Stevens motions to have Locke-Parks join the voting members and fill in for Matson this evening, Finan seconds, all in favor, motion carries.

There is one public hearing this evening. **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, April 4th. **Stevens motions to continue this hearing to April 4th, Finan seconds, there was no further discussion, all in favor, motion carries.**

The Board welcomed Doug Marino to the Board.

The Board has been made aware of potential activity occurring at 324 Route 125, Greenwood provided an update regarding "Hobby Tracks". Greenwood had corresponded with property owner, Francesco Finocchiaro, who indicated to Greenwood that this would be a low impact business. The Board was provided with the email from Finocchiaro which stated "Hobby Tracks" is a new business with a potential for maybe 20-30 customers per day and will include indoor and outdoor tracks for remote control cars. The email also states it is not anticipated to be a true hobby shop but will have parts and accessories for RC cars available for sale. Greenwood stated the current approved Site Plan is for a woodworking mill with lathing and lumber yard which included a retail operation (within the lumber yard), as well as roll off dumpster structures and a landscaping operation. Aldred asked if there were any safety concerns around having people on site, Greenwood states it is a large parcel with adequate space for something of this scale. The Board discussed how to classify the potential new use. Greenwood recommends defining the use as "commercial recreation," an approved use in the commercial zone as described in the Brentwood zoning ordinance. The Board agreed. Stevens asked Greenwood if it would be acceptable to ask the property owner to depict on the existing Site Plan where the tracks would be located, Greenwood agreed

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and will reach out to Finacchiaro. Kennedy stated that there is a club in Fremont that flies remote control planes, he imagines it would be of similar scope. Stevens stated it would be a benefit to the Board to have not only the areas designated on the plan but also the anticipated hours of operation due to the allowed use is for the property, not just Hobby Tracks.

The Board discussed the January draft of the Land Use Regulation Audit. The survey data will be added when available. Before the next meeting the Board will review the document and make note of any comments, concerns and/or questions and begin thinking about next steps. The Board would like to have Jenn Rowden from the Rockingham Planning Commission attend a meeting to discuss the Land Use Regulation Audit, Greenwood states he met with Rowden yesterday and has some dates to discuss. Aldred mentioned that the HOP grant work needs to be wrapped up by June. The Brentwood Housing Surve ends tomorrow, (3.22.2024), as of Monday there were 180 responses. Aldred stated that the responses so far indicate the need for some public education regarding housing. The Board discussed meeting dates and times to have Rowden speak with the Board. Greenwood will touch base with Rowden to confirm dates and times. Greenwood will also ask for an update on the Housing and Vision Master Plan Chapters.

Stevens stated that he recently reread the Planning Board Rules of Procedure. Stevens called attention to rule #5 which states, "At Planning Board meetings, alternates who are not activated to fill the seat of an absent or recused member or who have not been appointed by the Chair to temporarily fill the unexpired term of a vacancy, may participate with the board in a limited capacity. During a public hearing, alternates may sit at the table with the regular members and may view documents, listen to testimony, and actively participate and interact with other board members, the applicant, abutters, and the public. However, they shall not be allowed to make or second motions and shall not participate in any way during the deliberations by the board." Stevens would like the alternates to be seated at the table during board meetings, the Board agreed.

Finan updated the Board on the Rockingham Planning Commission's Commissioners' meeting, Kennedy and Marino also attended. Finan stated the meeting was a roundtable event where participants discussed housing. Becky Dunham, Block Drive/Conservation Commission Chair, mentioned that Kingston performed a study regarding services for Seniors. Dunham believes the Kingston Library ran the study and they looked at everything from Health Care Services, shopping, transportation, recreation, etc.

Aldred mentioned an upcoming conference "Saving Special Places," April 6th, which will include workshops, exhibits and networking.

Dunham, Conservation Commission Chair, updated the Board on correspondence with the Town of Exeter regarding the Pickpocket Dam removal, the Selectboard has tabled the issue until next week. Stevens stated that he sent a letter to the Town of Exeter as a Brentwood citizen, Greenwood recommended he forward a copy to the Brentwood Selectboard, Stevens agreed.

The Board signed the manifest.

Motion made by Aldred, 2nd by Stevens, to enter into a non-public session at approximately 7:55pm *per RSA 91-A:3, II (E) Consideration or negotiation of pending claims or litigation.*

Roll call vote to enter non-public: Stevens - Aye, Kizza - Aye, Marino - Aye, Locke-Parks - Aye, Finan - Aye, Bedard - Aye, Aldred - Aye. Motion carried.

Motion made by Stevens, 2nd by Aldred, to come out of non-public session at approximately 8:10pm.

Roll call vote to come out of non-public session: Stevens - Aye, Kizza - Aye, Marino - Aye, Locke-Parks - Aye,

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Finan – Aye, Bedard – Aye, Aldred – Aye. Motion carried.

Motion made by Bedard, 2nd by Aldred, to seal the minutes of the non-public session.

Roll call vote to seal minutes: Stevens - Aye, Kizza - Aye, Marino - Aye, Locke-Parks - Aye, Finan – Aye, Bedard – Aye, Aldred – Aye. Motion carried.

Marino motions to adjourn, Kizza seconds, all in favor, motion carries.