

## Brentwood Planning Board Meeting Minutes 4.18.24

**Present:** Kristin Aldred - Chair

~~Bruce Stevens~~

Mark Kennedy

Doug Finan

Letty Bedard-SB rep

Doug Marino

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.**

**Matson motioned to bring Brian West to the table as Bruce Stevens is not present. Marino seconds, 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.

Chris Tymula is representing the applicant this evening, Heather Monticup is also present.

Tymula went over the changes since January, several notes have been added, minor clarifications, modifications to the storm water report and traffic report. Tymula went over the changes to the plan. A freestanding sign was added. A 15' wide gravel forklift pathway, to connect the subject property to the owner's abutting property, was added. The public water supply has been removed and replaced with a nonpublic water supply for each building.

A TEC letter dated April 11<sup>th</sup> requests more information on the nonpublic water supply systems. The letter also notes that the NHDOT permit number must be added to the plans, Tymula states they have the permit number, they are just waiting on the final paperwork. There is also a request for more information on the fire cistern that has been added. Tymula states they are working with a professional to design that system. There were a couple of other minor adjustments that need to be made per TEC's letter, the applicant is amenable to all, waiting on feedback from others such as NHDES. All traffic comments have been addressed. Tymula stated they are seeking conditional approval this evening with the condition that all comments will be addressed. Tymula went over Greenwood's comments. Tymula questioned comment 13 regarding tenancy changes, Greenwood explained that it is just requesting communication between the Property Owner and Planning Board regarding tenancy changes, a letter or email would suffice, it does not require Site Plan review for each tenancy change. Tymula was agreeable to this. All other comments have been or will be addressed. Aldred asked if Tymula has spoken with Brentwood Fire Department, Tymula believes there has been some communication.

Greenwood asked the distance from the forklift path to the closest wetland. Tymula states 47-48' from the wetland. Greenwood stated that a 50' buffer is required, a Conditional Use Permit will be required.

Tymula asked if the forklift path were shifted outside of the buffer if there would be any issue, Greenwood stated that would be sufficient. Greenwood stated that his final comment to the Board was that he did not feel comfortable advising the Board to Conditionally Approve a project of which the Board has not seen an updated set of plans which include a fire cistern that has not been approved by the Brentwood Fire Department.

Kennedy asked to have the septic reserve area pointed out. Tymula doesn't believe the septic plans have

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been finalized. They will need to be noted on the final plan.

The Board would like to continue this hearing for 2 weeks, their next meeting is May 2<sup>nd</sup>, Tymula requested the continuance until the second meeting in May, which will be May 16<sup>th</sup>. The Board agrees to this.

**Matson motions to continue the hearing until May 16<sup>th</sup>, Marino seconds, all in favor, motion carried.**

**Aldred signed the Alternate's appointment slips.**

Kizza and Finan have invited Dave Walker to the May 16<sup>th</sup> Planning Board meeting to go over the 10-year plan solicitation process. Bedard will invite the Selectboard on behalf of the Planning Board.

**Finan motioned to have Marino as his alternate to the Rockingham Planning Commission, Matson seconded the motion, all in favor, motion carried.**

Kizza updated the Board on the Rockingham Planning Commission Technical Advisory meeting she attended. They discussed the 10-year plan solicitation process that Mr. Walker will be discussing on May 16<sup>th</sup>.

Aldred reminded the Board that the next meeting will start at 6pm, Jenn Rowden, from the RPC will be attending to discuss the HOP grant and all that goes along with it. At 7pm the Conservation Commission will join the Planning Board for some education about wetlands.

Aldred asked if there were any other comments or questions. Debbie LaRoche, Crawley Falls Road, was present to update the Board regarding ongoing activity at 62-66 Route 125. LaRoche wanted to provide a video to the Planning Board. Greenwood and Aldred responded that the Planning Board does not have a role in the current situation and encouraged LaRoche to go through the conduit of the Selectboard. Greenwood stated that the Planning Board has no authority to discuss this property during a public session which it has not been noticed for.

The Board reviewed the minutes of March 21<sup>st</sup>, Benedix will adjust the minutes to reflect that Marino was present. **Bedard motioned to approve the March 21<sup>st</sup> minutes as amended, Finan seconded, all in favor, motion carries.**

The Board reviewed the minutes of March 7<sup>th</sup>. **Matson motions to approve the minutes of March 7<sup>th</sup>, Finan seconds, Aldred, Finan, Matson, West – Aye, Kizza, Bedard and Marino – abstain, motion carries.**

**The Board signed the manifest.**

**Aldred signed the HOP Grant invoice.**

Motion made by Bedard, 2<sup>nd</sup> by Finan, to enter into a non-public session at approximately 7:46pm *per RSA 91-A:3, II (E) Consideration or negotiation of pending claims or litigation.*

Roll call vote to enter non-public: Kizza - Aye, Matson- Aye, West - Aye, Marino – Aye, Finan – Aye, Bedard – Aye, Aldred – Aye. Motion carried.

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Motion made by Bedard, 2<sup>nd</sup> by Marino, to come out of non-public session at approximately 8:10pm.

Roll call vote to come out of non-public: Kizza - Aye, Matson- Aye, West - Aye, Marino – Aye, Finan – Aye, Bedard – Aye, Aldred – Aye. Motion carried.

Motion made by Letty, 2<sup>nd</sup> by Matson, to seal the minutes of the non-public session.

Roll call vote to seal the non-public minutes: Kizza - Aye, Matson- Aye, West - Aye, Marino – Aye, Finan – Aye, Bedard – Aye, Aldred – Aye. Motion carried.

**Finan motions to adjourn, Matson seconds, all in favor, motion carries.**