

Brentwood Planning Board Meeting Minutes 5.2.24

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 at 6pm.

Jenn Rowden from the Rockingham Planning Commission, RPC, is present this evening to discuss the Housing Audit, and Master Plan chapters currently being worked on. Rowden explained the results of the Housing Survey and provided the Board with a draft report. The results will be posted on the Town website. Due to the timing of this survey Rowden believes comments were skewed toward the impact of budget and taxes. Rowden provided the Board with a summary of the results; this will also be made available on the Town website. Rowden noted several areas where public education is needed, for example types of housing, how housing affects taxes, and the need for housing goals. Rowden stated that part of this project is to discuss Affordable Housing and Workforce Housing, this is State law the Brentwood needs to come into compliance with. Greenwood stated that Brentwood has a history of turning back on ordinances that are progressive in trying to attempt actions that would include affordable housing, soil type lot sizing, the workforce housing ordinance, it is a constant educational issue. An affordable housing unit is almost half a million dollars. Greenwood stated it is difficult for people to understand that they are not talking about Section 8 housing. Patrick Marcoux, Pickpocket Road, stated that he feels the Town doesn't believe the Planning Board are making unwanted changes, but would like them to put a stop to the changes. Marcoux states that he feels the senior developments and zoning changes have been forced. Throughout the presentation Rowden reminded the Board and audience that there were 66 pages of comments and that some of the Summary Report is her interpretation of those comments, Rowden encouraged the Board to read through the comments and her summary and to reach out to her with any feedback regarding the information she presented. Rowden, suggested several goals for Brentwood, review existing regulations, identify opportunities where you could do more housing that would maintain the rural character, increase housing while retaining rural character and ensure compliance with the State workforce housing law.

Rowden will return on June 2nd for a follow-up discussion.

Glenn Greenwood, the Town Planner, discussed wetlands with the Planning Board and the Conservation Commission. Greenwood's PowerPoint presentation will be available on the Town website. Greenwood went over the definition of wetlands, their functions, what we can do to protect them from a planning standpoint and the permits required for development in close proximity to wetlands. Construction within a wetland is prohibited barring unusual circumstances. The Brentwood Zoning Ordinance has a sliding scale for buffer distances, the State of New Hampshire requires no buffers. Brentwood does allow for some activity to occur within the wetland buffers, either by right or Conditional Use Permit (CUP). Rob Wofchuck, Peabdy Drive, asked how variable Brentwood's setbacks are, Greenwood responded it varies from 35-100 feet.

The Board discussed NH HB1291 which would increase the number of accessory dwelling units allowed by right from 1 to 2. The Board believes this takes control away from municipalities. The Board discussed sending a letter to Senator Gannon expressing their concern. Marino will work with Aldred to draft a letter. The letter will highlight 3 points, municipalities have crafted their own zoning ordinances based on

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what is right for their environment and the people of that municipality want and this disregards that, many municipalities in New Hampshire recently received HOP grants to study housing opportunities and this bill counteracts that grant money, where is the evidence that allowing a 2nd ADU will work?

Stevens motioned to give Matson his voting rights back, he arrived after the meeting had started this evening and West had been filling in for him, Finan seconds, all in favor, motion carries.

Finan motions to send a letter on behalf of the Board to Senator Gannon regarding HB1291, Stevens seconds, all in favor, motion carries.

Board members were asked to raise their hand if they are in support of the bill as currently written, no board members raised a hand.

Board members were asked to raise their hand if they oppose or would like to see changes in this bill, all board members raised a hand.

Dunham asked if Greenwood's PowerPoint presentation would be available for any Conservation Commissioners who were not present. Benedix will email the presentation to Dunham and post it on the website.

The Board discussed the recommendation from TEC to accept the roads of Three Ponds. Bedard asked about the process of road acceptance and confirmed that there are no impact fees for the Highway Department/Roads. Bedard asked how we could change that, Greenwood responded that the town would need to amend their methodology for assessing impact fees. Stevens mentioned that historically the Planning Board has never signed off on a road acceptance without a site walk. The board was in favor of this. The Board decided on June 8th at 9am. Wayne Robinson, Road Agent asked who would be responsible for maintaining the sidewalks, the Board agreed they are typically maintained by the property owner or the Homeowner's Association (HOA). Robinson also asked who was responsible for the water system at Three Ponds, the Board stated Three Ponds has an agreement with the County as they use the County's water system.

Bedard asked about the status of the podium, Stevens will reach out to Tim Audia.

Motion made by Bedard, 2nd by Finan, to enter into a non-public session at approximately 8:49pm *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, Finan - Aye, Matson - Aye, Marino - Aye, Bedard - Aye, Aldred - Aye. Motion carried.

Motion made by Bedard, 2nd by Stevens to come out of non-public session at approximately 9:05pm.

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

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

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

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