

Brentwood Planning Board Meeting Minutes 6.6.2024

Present:

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| Kristin Aldred – Chair | Doug Marino |
| Stefanie Kizza – Vice Chair | Mark Kennedy (alt., voting member 6/6) |
| Bruce Stevens | Brian West (alt.) |
| Letty Bedard – SB rep (via Zoom) | Kate Locke-Parks (alt). |
| Ned Matson | Not present: Doug Finan |

Town Planner: Glenn Greenwood

Meeting held at Brentwood Town Office

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Aldred opened the public meeting.

Doug M. made a motion to have Mark K. join, Ned seconded, everyone in favor.

Amendment to a Previously Approved Site Plan: Applicant/Owner: Robert Thibeault, the property is located at 300 Route 125, referenced by Tax Map & Lot 209.005.000. The intent of this application is to beautify the property and frontage of Brentwood Fence LLC, to add curb appeal by landscaping, adding a parking plan and then adding beautiful displays of fencing options for our customers to view in person.

- Glenn gave a brief overview of what applicant is looking to do. Wants to put fence (product) out front for display for customers to see along with some landscaping. Glenn has no comments/concerns.
- Mr. Thibeault provided additional explanation
- Board reviewed drawings
- Mark made motion to accept the application, Ned seconded
 - All in favor by roll call
- Mark made motion to approve application, Ned seconded
 - All in favor by roll call

Jenn Rowden – Housing Opportunity Grant (HOP) & Master Plan

- Jenn Rowden from the Rockingham Planning Commission presented on HOP grant, master plan housing chapter and Land Use Audit. For Master Plan housing chapter - focus tonight is on goals and actions
 - Goal 1
 - Board discussed ideas for education.
 - Board members could present at other community meetings in Brentwood, including groups members are involved in, Library, etc.
 - Could invite a speaker from Seacoast Housing coalition.
 - UNH Extension willing to be helpful as well.
 - Could create a story map (see example from Town of Exeter).

- Glenn concerned chapter doesn't address Town's housing shortfalls and how we can address them. Suggests mentioning multi-family district, mixed-use development, duplexes, other concepts that are currently only in the audit to avoid a disconnect between our goals and what's in the chapter itself
- Jen suggested if there are specific tools that we are interested in we should let her know and we can make sure to include them in the chapter
- Letty asked if this section is where we include something about municipal housing (housing created by town with municipal employees having first option to rent) to consider further. Jen said she can add it in but it's not part of the audit, more of a municipal focus, not a land use/ planning tool
- Goal 2
 - Board discussed merits of allowing detached ADU, including conversion of existing structures like barns and garages, adding a clause to goal action clarifying intent to maintain appearance of single family home. Group agreed goal should be somewhat general, with specific details coming later in the process
 - Board discussed cluster development ordinance; Jen noted it currently only allows single family homes, where there is an opportunity to allow duplexes or other types of housing. Kristin suggested wording changes to clarify; Jen to edit
- Goal 3:
 - Action 1 - Glenn requests to change 2002 to 2010
 - Everyone comfortable with other actions
- Additional discussion about housing chapter
 - Glenn requests to include brief discussion of the results of the survey itself
 - Board to provide feedback on draft housing chapter by next PB meeting - Jen will send updated draft within next few working days – email to Glenn by 6/19
- Applications for second round of funding due Sept 30th, current grantees get priority- can do planning, regulatory audit, implementation of ordinances, site plan and subdivision regulations
 - Funding goes from fall 2024 to sept 2026 - enough time for 2 rounds of Town Meeting (i.e., can consider smaller things in first year opportunity, anything larger in 2nd year to have time for further study, outreach, etc.)
 - Application turnaround time in the past has been 30 days
 - Jen said RPC will be filing applications for a number of communities, they are happy to help us - good to have conversations soon to work on drafts
 - No restriction on how much you can ask for

Other Business

- Site walk at 3 Ponds Saturday at 9am at community center to look at portion of road. Town won't own the road until the Selectboard accepts it
- Kristin mentioned concern that list of historic names for roads provided by Historical Society to Selectboard isn't being used - Letty will ask at next Selectboard meeting
- May 16th minutes:
 - Doug M made motion to approve, Stef seconded
 - Ned abstained, Bruce abstained, Kristin abstained, everyone else voted aye by roll call
- Upcoming RPC meetings
 - Annual meeting/ dinner coming up
 - Next TAC meeting June 27, Ned agreed to be an alternate in case Stef can't make it
- Ned motion to adjourn, Stef second, all in favor roll call