

**Brentwood Planning Board**

**Minutes**

**July 6, 2017**

Members Present: Bruce Stevens, Chairman Kevin Johnston, Vice-Chairman  
Mark Kennedy Steve Hamilton  
Jonathan Morgan Glenn Greenwood, Circuit Rider Planner

Chairman Stevens opened the meeting at 7:00.

Nancy Orlando was in to speak to the Board regarding her liquor license for beer and beverage at her business (216.027). She wants customers to be able to sit outside with an alcoholic drink. She has her license for indoors, but there is a separate license required for having alcohol outside, in a designated area. One of the state requirements is a letter from the town saying that the town does not object to the outside license. As part of her indoor requirement to the state, she needed to have a minimum of 20 seats available, so she had her septic design updated to show seating inside for the 20 requirements. Her approved plan shows 10 seats for inside, and 12 for outside, and her new design has a note that says the septic approval is contingent upon there being no outdoor seating. Greenwood said this conflicts with the approved plan, and the PB cannot send a letter to her approving outdoor seating while the septic approval conflicts with the approved plan. Orlando said that her approved site plan shows one of the proposed buildings tied in with the septic design, and she does not have plans for building that right now, so will use the calculations from that building to get the outside seating, saying they are re-allocating the seats, and has fewer employees. She said this would give her about 11 seats to add to the outdoor seating.

Members agree that this is a site change that would need a public hearing if she wants to eliminate the use of the septic to any future buildings. Greenwood said this can be done by way of an affidavit, and he also said that Orlando should ask her septic designer if he can amend the approved septic plan for any public hearing. A copy of the filing dates was given to Orlando. She thanked the Board for their time this evening.

**Board Business**

Motion made by Kennedy, 2<sup>nd</sup> by Stevens to approve the minutes of May 4: the motion carried with Morgan abstaining as he was not present.

Motion made by Kennedy, 2<sup>nd</sup> by Stevens to approve the minutes of June 1: all were in favor.

The Board is in receipt of a request for the release of the bond for Varsity Wireless. Town engineer Steve Cummings has recommended the release.

Motion made by Hamilton, 2<sup>nd</sup> by Stevens to release the bond, minus any payments owed to the Planning Board: all were in favor.

Stevens signed the Capital Improvements Program letter to the BOS.

The Board read over the subdivision regulations for updating. Recommendations will be put together, to hold a public hearing once the Board has reviewed the Site Plan Regulations.

Respectfully submitted,

Kathy St. Hilaire  
Administrative Assistant,  
Planning Board