

Brentwood Planning Board

Minutes

May 4, 2017

Members Present: Bruce Stevens, Chair Kevin Johnston, Vice-Chair
Bob Mantegari, BOS rep Mark Kennedy
Steve Hamilton Matt Bergeron
Lorraine Wells, alternate Glenn Greenwood, Circuit Rider Planner

Chairman Stevens opened the meeting at 7:00.

Motion made by Kennedy, 2nd by Hamilton to give Wells voting rights: all were in favor.

New Hearing: Work to be done on Prescott Road, a Scenic Road.

Present for this hearing were Selectman Ken Christiansen, Town Administrator Karen Clement, Road Agent Wayne Robinson and several residents.

Bob Mantegari spoke on behalf of the town and said they have applied for and will need an amended driveway permit from the state for the work on the North Road end, where the Y will be replaced with a T. He said this permit will cost about \$14,300. The original plans showed moving the roadway over, and now that is not being done so the town needs a new permit. He said the trees are marked that are going to be removed. Robinson said that the trees on the right side of Prescott (coming from North Road) are being removed because the utility poles are going there. He said they are going to try to take the knoll out and that may require a couple of trees at that location to be removed. Christiansen said they are ready to install the bridge at the south end when it arrives, and coordinate it with the rest of the work to be done. He said it is their intent to do as much as they can with the \$617,000 voted on at town meeting. Christiansen said it is a possibility they will only do one bridge this year (the one at the southern end) and come back next year to seek the money. These changes are necessary as a result of the vote at the 2017 town meeting. Christiansen said they have never intended to take down any tree that wasn't necessary or not diseased.

Robinson said the Seabrook siren will be moved back towards the water tower, and explained the trees there will be removed as needed for the work by Eversource. One of the residents asked why the siren needed to be moved, and Stevens said that the PB is limited in its scope, and the only thing the PB has the authority to discuss are the provisions of the RSA, and any other questions should be taken with the BOS. He said they are reasonable questions but not for this meeting.

Motion made by Kennedy, 2nd by Mantegari to approve the request for the removal of trees as necessary and placement of utility poles, and send a letter to the Board of Selectmen of the approval: all were in favor.

Board Business

Motion made by Mantegari, 2nd by Bergeron to approve the April 20 minutes, as amended. The motion carried with Mantegari and Wells abstaining as they were not present.

Motion made by Mantegari, 2nd by Kennedy to approve the minutes of the site walk of May 3. The motion carried with Hamilton, Bergeron and Wells abstaining as they were not present. Greenwood will contact Phil Auger to find out when the wetland mapping will be done. Greenwood recommends that when the mapping and survey is done, (by West Environmental) that West, Auger and town engineer Steve Cummings attend a PB meeting for informal discussion. The Board agreed that the site walk Cummings attended was at the PB

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request, and payment for that will come out of the PB budget. The SELT will be responsible for any future work with Cummings, as it relates to the restoration plan.

Greenwood visited the present Rullo site, as asked by the Board at the last meeting and said that the work being done there is in compliance with their approved site plan. He also visited the proposed site of Rullos, as there was concern about encroachment into the wetlands. Greenwood said that there is debris in the wetland, or too close to it. Members agree that a letter will be sent to the BOS regarding the noncompliance, and recommend they contact the owner.

The PB is waiting for any comments from BFD Inspector Jason Grant, with regards to tax map 209.014 and a proposed fitness center. Greenwood said this is a significant change of use that requires site plan review. St. Hilaire was asked to contact the property owner, and suggest that he begin the application process for an amended site plan. There are two affidavits already applied to his approved plan, and he would need to submit a waiver request to allow the process to proceed by way of an affidavit.

Greenwood told the Board he will resend a letter to the Sampson's regarding the PB request for a site plan. In his first letter, he indicated that the Building Inspector had non-compliance issues, that implied that it had prompted a letter from the PB. The PB has been in contact with the Sampson's over a long period of time with regards to providing a site plan, regardless of any correspondence to the Sampsons from the BI. The BI has not determined any code violations at this time and Greenwood would like to send a corrected letter. Any revised letter will address PB concerns only, and their on-going effort for a site plan.

Motion made by Hamilton, 2nd by Kennedy to adjourn at 7:50: all were in favor.

Respectfully submitted,

Kathy St. Hilaire
Administrative Assistant,
Planning Board