

Brentwood Planning Board
Minutes
August 19th, 2021

Members	Bruce Stevens, Chairman	Doug Finan
Present:	Jon Morgan, BOS rep	Paul Kleinman
	Mark Kennedy	
	Kristin Aldred Cheek	Town Planner, Glenn Greenwood

7:00 pm: Prior to opening the public meeting, the Board consulted with legal counsel (*Walter Mitchell of Mitchell Municipal Group, P.A.*) in accordance with RSA 91-A:2, I(b), consultation with legal counsel.) re: junkyard ordinances.

Open Public Meeting: Chairman Stevens opened the public meeting at 7:50 pm.

8:00 pm: Darren Winham, Economic Development Director for Exeter, NH. Pro-bono introduction to discuss developing a community infrastructure plan, gaining more commercial business in Brentwood and how to start the process. The Board introduced themselves.

Stevens gave some background; 30 years ago, there was a working group trying to bring business to Town. Unlike Epping, Brentwood has no water or sewer infrastructure and 3/5ths of the corridor along Route 125 is wetland, which is inhibiting businesses to come in that would help lower the tax bills. Initial conversations with Epping were promising regarding water but not sewer. Other than the County Soil Map, there isn't a wealth of information on what Brentwood actually has. Winham said the "All American" living down the road is on septic, not on sewer, so it can be done, it's costly. Rte. 125 is a gold mine. Winham added workforce housing or affordable housing, is an issue too. Multi-family housing is a good thing. Sylvania is threatening to leave if the State can't create more work-force housing and Sig won't expand here due to the high electric rates.

Winham had taken a cursory look at Brentwood and suggested:

1. Hire an economic development professional municipal employee;
2. 1099 someone and even share Towns;
3. Do it yourselves. Get an economic development committee together, with Winham's help. You need the right Brentwood residents on the Board with certain skill sets that can move something forward - Lawyer / Accountant / Real Estate Agent / Developer – A five-member board with 3-year terms.

Plan: Where do you want development and what type? Prepare a 10-page plan of how to do it.

1. **Infrastructure: Spot Analysis** first: What does Brentwood have that's attractive? Is there infrastructure? Is the zoning difficult to get through? How many meetings do developers go through with the Planning Board to get things done? Is Brentwood business friendly or not?
2. **Feasibility Study:** What makes sense. Industry? Manufacturing? Attract pharmaceuticals? Multi-family housing? There's no water and sewer, can you get it? Share with neighbors or build yourselves? There's a number of ways to do this.
3. **Parcel Assessment:** How many buildable acres are on 125? Physically speak to every property owner, along 125 for example. Gauge their interest and needs, would they sell and the price? Example: In Exeter, Winham talks to all the landowners and knows who would sell their property and the price they would sell it for. Someone needs to do that here; volunteer or other.

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4. **Zoning Assessment:** Look at the zoning laws. Winham said there is legislation now that give carrots to developers. You can look at a Tif (tax increment financing), a hedge. Or 78/81...for example, if it's this type of industry, the Town will enable legislation to allow that manufacturer to not have to pay taxes for a certain amount of time. The BOS would come up with conditions, fix the tax rate for 5 years (except for re-assessments). It gives a developer the chance to build a 500,000 sq. foot building and not pay additional taxes for 5 years, a huge benefit to the Town. There are a lot of tools out there. And get **noticed in the newspaper**. Have a good relationship with the press and have anything that is good news printed so developers know that it's a business-friendly Town.

Winham would like to work with Brentwood as an economic developer, but he works for Exeter and would need their approval and a municipal agreement to share his services (he would do it based on population; per person). Otherwise, he could still assist in finding another economic developer to work with Brentwood and any other participating communities. Greenwood preferred that Kingston and Fremont partner with Brentwood as they have similar issues with no water and sewer but great untapped water potential; Kingston and Brentwood have the best groundwater resource in the County. Brentwood's conservation land probably exceeds the current use land as about 35% is conserved land, especially along the Exeter River and many have conservation easements that allow for passive recreation.

The Board discussed with Winham what Brentwood has that would attract business and could be promoted such as trail systems and outdoor recreation; a business-friendly community; is the zoning business friendly; what are the wetland setbacks; is there a quick turn-around on the PB process?

Greenwood said that in the 90's an inventory was done by the Business Development Committee who assessed every parcel of a certain size along the Rte. 125 corridor, the use and potential use. There was also a Community Prime Wetlands Study done about 10 years ago. There was also a 7-year build out analysis that was done from RPC. Areas Brentwood has for businesses encompass Rte. 27, 125 and Pine Road. What we don't have is the direct communication with property owners.

Morgan suggested that he go to the BOS with a proposal to explore the possibility of taking the first steps, a spot analysis and Rte. 125 inventory, in coordination with Winham, Exeter's economic developer. Winham mentioned an economic development group (Seacoast Economic Development Stakeholders) that meets once a week. Brentwood is not represented and suggested that if Brentwood creates an economic development committee, someone should attend those meetings. An intern (from UNH) could take any existing information Brentwood already has and "map" the useful land mass; what's the maximum size building that can go on a property and do that for all of them.

The Board discussed and was in favor of investigating economic development and having Morgan recommend it to the BOS.

Board Business:

- The Board signed the manifest.

Walmart Distribution Letter: New England Dragway; leasing parking lot to Walmart Distribution, Raymond, NH - Walmart Supply Chain in Raymond NH is seeking the approval of the Brentwood Planning Board to temporarily store trailers in the front lot of NE Dragway at 280 Exeter Road, Epping, NH, from November 1, 2021, to April 1, 2022, as they did in 2020 into April of 2021. *Letter on file.*

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Greenwood had checked with the Brentwood Police Chief to make sure there had been no calls or issues the last time the trucks were parked on the site and the Chief had no issues. The Board discussed. Stevens wasn't sure any action was necessary as there is no change in use. It's a commercial parking lot and they would be parking commercial vehicles in the off season at the NE Dragway. Per the letter, they offered to sweep the state road in front as well. Greenwood said it should go on record that the Board is aware that the activity is taking place and the letter does that.

Motion made by Kennedy, 2nd by Finan, to allow Walmart Distribution to lease the front parking lot at New England Dragway to store empty tractor trailer trucks as they did last year. Storage would be from November 1st, 2021, to April 1st, 2022, per the letter (on file). All were in favor. Motion carried.

Approval of Minutes: August 5th, 2021

Motion made by Aldred Cheek, 2nd by Finan, to approve the minutes from August 5th, 2021, as presented. All were in favor with Morgan abstaining. Motion carried.

Motion made by Kleinman, 2nd by Stevens, to adjourn at approximately 9:15 p.m. All were in favor. Motion carried.

Respectfully submitted,

Andrea Bickum,
Administrative Assistant,
Brentwood Planning Board