

**Brentwood Planning Board  
Minutes  
January 20, 2022**

|                 |                            |                               |
|-----------------|----------------------------|-------------------------------|
| <b>Members</b>  | Bruce Stevens, Chairman    | Mark Kennedy                  |
| <b>Present:</b> | Jon Morgan, BOS rep        | Doug Finan                    |
|                 | Kevin Johnston, Vice Chair | Paul Kleinman                 |
|                 | Kristin Aldred Cheek       |                               |
|                 |                            | Town Planner, Glenn Greenwood |

**7:00 pm: Open Public Hearing:** Chairman Stevens opened the public hearing at 7:00 pm

**7:00 pm: Continued Site Plan Review Application:** Applicant: Skaff Cryogenics, a division of Chart D&S; Owner: Prefontaine Properties, Inc. Property is located at 48 Industrial Drive, Brentwood, NH 03833 in the commercial/industrial zone, referenced by tax map 205.002.000. Intent is to construct an approximately 60' x 65' sq. ft., 75' in height, high bay building and a 20' x 60' sq. ft. low bay connector building expansion on the northern side of the existing Skaff Cryogenics building. The 75' high building will be utilized for the handling, erection and rehabilitation of up to 45' in height, tall cryogenic tanks. A concrete storage pad and new crane rail system is proposed to be constructed external to the high bay.

Bickum spoke with Jim Bouchard, and he had said that they still need more time to complete the stormwater docs and have time for TEC to review.

Motion made by Finan, 2<sup>nd</sup> by Morgan to continue the site plan review application for Skaff Cryogenics to **February 17<sup>th</sup> at 7:00 pm** at the Town Office at the request of the applicant. All were in favor. Motion carried.

**7:00 pm: Continued Subdivision Application:** Applicant S & H Walker Woods Holdings, LLC; Owner: Debra Sanborn. Intent is to subdivide lot 206.090.002, a 24.48-acre lot, into two buildable lots. Property is located on Deer Hill Road, Brentwood, NH 03833, in the residential/agricultural zone, referenced by tax map 206.090.002.

Bickum said Lavalley is still waiting on PSNH easement agreement information.

Motion made by Finan, 2<sup>nd</sup> by Aldred Cheek to continue the subdivision application for S&H Walker Woods Holdings, LLC to **February 3rd at 7:00 pm** at the Town Office at the request of the applicant. All were in favor. Motion carried.

**7:00 pm: Continued Site Plan Review Application:** Applicant/Owner: The Mastriano Group, LLC. Intent: A proposed parking lot for auto sales. Property is located at 180 Route 125, Brentwood, NH 03833, referenced by tax map 216.028.000 in the commercial/industrial zone.

Bickum said Lavalley requested more time to review and address TEC and Greenwood 2<sup>nd</sup> review comments, received on January 19<sup>th</sup>.

Motion made by Finan, 2<sup>nd</sup> by Kennedy to continue the site plan review application for The Mastriano Group, LLC to **February 3rd at 7:00 pm** at the Town Office at the request of the applicant. All were in favor. Motion carried.

**Board Business:**

The Board signed the manifest.

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**Lambert:** Greenwood discussed a possible expedited site plan for Greg Lambert, concerning tax maps 209.067.000 & 209.068.000 (southerly lot) and the application process for such, with the Board. Greenwood met with Greg Lambert and Mike Sanborn on Wed. January 19<sup>th</sup> in his office to discuss the excess of material on his current Brentwood Surplus site (209.067) that has limited display areas (less than 1,000 sq. ft.). The proposal Lambert would like to do, is to use his vacant southerly parcel, 209.068 next door, which has previously engineered plans from a previous application for a propane storage facility, which was withdrawn and never approved; variances have been received 2x on this parcel from the ZBA. The Board discussed and recommended that Lambert contact GPI, who did the plan, have them remove the buildings for propane storage and just show storage pads (gravel pads) on areas away from wetlands (which are delineated on the GPI plan) and any limitations, show access from lot 209.067 (Brentwood Surplus), not from Rte. 125; there is an existing gravel driveway area already between the lots, so he can bring excess materials to lot 209.068 to be stored. Greenwood confirmed it would require a new site plan review application with notification and Planning Board approval. Kennedy reiterated so remove the Rte. 125 driveway and buildings on the GPI plan. Greenwood confirmed.

**Brentwood Park, LLC:** Greenwood to ask the Board re: Dave Roberts, 335 Rte. 125; 209.014. The original use of the structure was his construction firm, does the home insulation tenant fall under that umbrella? Greenwood confirmed that Roberts is using a list of about 5 preapproved uses and if his tenants don't fall under an approved use, they need to go. His original approval for Shelter Enterprises was of architectural design and house construction was the business focus, by virtue of that permission, the home insulation in a separate building (lumber storage building) would fall under the parameters of that approval for Shelter Enterprises. Stevens said but that approval was only for the front building, it didn't include other structures there. Spray Foam....did SFC get in? Greenwood and Bickum confirmed that SFC did do a 2<sup>nd</sup> site inspection to get into that building. Kennedy said it's an approved use as long as it's moved to the original building. Board discussed. Greenwood said if the use isn't in the Shelter Enterprise original building (office), then it isn't an extension of the home construction business. Until this Board is confident the cease & desist order that he is working under is met, the Board shouldn't entertain further site plan reviews for the property. Finan was concerned with spray foam chemicals and storage, as it's flammable. Greenwood will call SFC first to discuss the spray foam building and then contact Roberts to let him know that the spray foam would need to be within the original approved building (Shelter Enterprises). The code enforcement action also needs to be resolved.

**MacPherson's Firearms:** A firearm manufacturing license was requested by Vinny Gillis for the 388 Rte. 125 office/retail building location; tax map 208.016. Is this okay or additional approvals needed? Bickum explained that she spoke with James Diozzi with ATF regarding the manufacturing license requested by Vinny Gillis of MacPhersons Firearms (currently at the Castles) and wanted the Board's feedback because even though the building at 388 Rte. 125 is in the commercial/industrial zone, the building on the recorded site plan was noted as retail/office. Stevens said the parking requirement for manufacturing is less than for retail and we ask that change of tenancy be provided to the office. Bickum replied but a lot of times you don't see a change in tenancy letter. Stevens suggested an addendum. Board discussed. Greenwood said there is an approved site plan on file, and this is asking for a change from the approved use on that site so there should be a noticed meeting to add to the uses; an affidavit of amendment. From either the owner or the tenant with a letter of authorization from the property owner. Greenwood said maybe it should have been made clearer for more flexible uses with that original site plan, but they only wanted retail/office. Board determined that an affidavit of amendment to the recorded site plan would spell out manufacturing uses but would require the application and noticing requirements; a condition of the plan should be an approved ATF certification. Aldred Cheek added we need the owner, but we need Vinny to come in and explain his manufacturing business. Stevens said and it should be noted that the entire building would be for manufacturing, warehousing,

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retail/sales and office etc., or whatever the owner would want in there, above office/retail. Bickum to call ATF back on Monday with Board's feedback that Vinny Gillis do an affidavit of amendment with authorization from the owner.

**Economic Development Update:** Morgan said the economic development committee had an inquiry regarding the width/depth of the commercial zone along Rte. 125 and what is the procedure to extend those? Greenwood said on some sections of Rte. 125 the zone goes back to parcel boundaries but in other areas, it goes back 500 ft. If it was to be changed, it would require a zoning amendment declaring all parcels that would be affected with a C/I change or expansion and could require individual noticing of people who would be affected. But this couldn't be done until next year. Board discussed. Survey results are in and 80% of respondents want development focused on Rte. 125. Lynn, on the PB in Kingston, mentioned one of the largest barriers is the depth of the commercial zone in that sector. What are the mechanics of making the change if that is a substantive suggestion? Stevens wondered how much usable land is even beyond the 500 feet, the westerly side is wetlands; figure out the soils. North of the BRC is all Spruce Swamp. East side is more housing along there; but review and see what can be done. Greenwood said we have Mark West's prime wetlands report and wetland information on plans approved in the last 20 years. Let's review what we have for information and can do that over the next month or so. Brentwood requires a wetland buffer, based on the value of the wetland itself and wouldn't be in support of "no wetland buffer" like the state. Morgan agreed and would not support a "no wetland buffer". Stevens suggested Greenwood come back around April 15<sup>th</sup> with if it has validity or not. Greenwood would like to talk to the committee as well. Morgan said Mac Bonafede, has a PHD in data and gave a presentation on the survey results and he will get that to Greenwood as well. Morgan said the economic development committee will be meeting with the Kingston Planning Board on Tuesday, Feb. 1st, 2022, at 6:45 p.m. at Kingston Town Hall.

**Approval of Minutes:** January 6<sup>th</sup>, 2022

Motion made by Johnston, 2<sup>nd</sup> by Finan, to approve the minutes from January 6<sup>th</sup>, 2022, as presented. All were in favor. Motion carried.

Motion made by Finan, 2<sup>nd</sup> by Johnston, to adjourn at approximately 7:50 p.m. All were in favor. Motion carried.

Respectfully submitted,

Andrea Bickum,  
Administrative Assistant,  
Brentwood Planning Board