

**Brentwood Planning Board  
Minutes  
April 1, 2021**

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

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

**Public Hearing**

**7:00 pm: Continued hearing for Master Plan Chapter adoption:** Consideration of adopting the Community Profile chapter of the Master Plan. Greenwood is finished with the tables but needs to finalize the corresponding text.

Motion made by Morgan, 2<sup>nd</sup> by Finan, to continue the hearing for consideration of adopting the Community Profile chapter of the Master Plan to April 15<sup>th</sup>, 2021 at 7:00 pm in the Town office meeting room.

**7:00 pm: Affidavit of Amendment to a Previously Recorded Site Plan Application:** Applicant/Owner: Sig Sauer. Property is located on Rte. 27, Brentwood, NH 03833 in the multi-family/professional/commercial/industrial zone, referenced by tax maps 202.007, 203.018, 019, & 026. Intent is to replace two existing trailers used as classrooms with two wider temporary trailers.

Present: Joseph Coronati of Jones & Beach Engineers, Inc., Aaron Williamson, Director of Sig Sauer. No abutters were present.

Motion made by Stevens, 2<sup>nd</sup> by Finan, to invoke jurisdiction and accept the application. All were in favor. Motion carried.

Coronati, representing Sig Sauer, gave an overview. Sig Sauer had received conditional approval for a 4k classroom building in Area 51 from the Board last year but then withdrew due to building costs. Williamson said construction costs have reached about \$380 a square foot and it's too expensive to build it. Coronati continued this new proposal is essentially replacing two existing "single wide" trailers used for classrooms with two "double wide" temporary trailers (approx. 24 x 64) to be used for classrooms. The trailers are self-contained, having electricity and bathrooms. There are separate bladders underneath for holding water and septic, which will be pumped out regularly. No septic or well requirements. Electric is on site. There is no paved parking, the plan shows the parking requirements. Finan asked about the longevity of the trailers. Williamson said the existing trailers are about 6+ years old. The intent is to use the new double wide trailers for now, they would be good for at least 5+ years. Or if construction costs go down to revisit building a classroom project.

Motion made by Morgan, 2<sup>nd</sup> by Aldred Cheek, to grant an approval for the replacement of the two existing trailers with the two new double wide trailers. All were in favor. Motion carried. Greenwood to prepare an affidavit of amendment for Board's signature and recording.

**7:00 pm: Preliminary Conceptual Consultation:** Applicant Attorney Jon Flagg on behalf of property owner, Stephen G. Sampson, Trustee of the SGS Trust. Property is located at 195 North Road, tax map 208.035.000. Intent is to subdivide a 4.48 parcel into 2 equal parcels, one with an existing house and one a vacant buildable lot to be sold at some point, with a shared driveway. Parcel is located in the multi-family/professional/commercial/industrial zone. *(email request on file).*

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Present: Attorney Jon Flagg.

Flagg said that Steve Sampson owns a 4.48-acre lot on North Road. There is a house on the lot already. A small portion of the property is in the commercial/industrial zone and the remainder is in the multi-family/professional office zone, an overlay zone. Flagg would like the Board's input on the ability to subdivide to create one new building lot and what is needed for the application. Greenwood had spoken with Flagg and he wanted to be assured that a residential subdivision could still take place in the multi-family/professional office overlay zone so that each lot would have at least 2 acres and 200' of frontage. Multi-family and professional office can only be done on lots with 20 acres or more. Only applies to its purpose.

Board discussed the multi-family zone district and its establishment. Greenwood said the storage unit lot was a split zone and they did a warrant article to expand their units to the back and make it all commercial vs. part residential. The commercial is not an overlay zone, but multi-family is an overlay. Stevens added the overlay doesn't hinder a landowner from residential uses. Aldred Cheek asked about a shared driveway. Stevens said this is a state road so it's up to NH DOT in this instance. Board explained that shared driveways have been allowed but sometimes it creates civil issues later.

Flagg asked about the \$2,500 engineering fee being reduced or waived. Stevens said it's a standard fee. The money only needs to be put up until the work is done and then it's released. Flagg said Peter Landry has surveyed the property. Bickum added the fire consultant fee wouldn't be necessary on this subdivision application. Greenwood agreed. Kennedy would like to further discuss the multi-family zone and re-visit.

### **Board Business**

The Board signed the manifest.

The Board received a letter from Craig Cypret and Mike Pisiello (on file) regarding an auto dealer at Gigante Park, Select 1 NH Inc., Mike Pisiello. Gigante Park is owned by Gigante Park 1, LLC 216.045.000, 183 Route 125. There is no display of vehicles and no outside storage allowed. There have been previously approved auto uses at Gigante Park (on file). Stevens would like Pisiello's letter on file. Finan said his letter says, "not looking to have cars out front on a daily basis for sale." It needs to be clearer. Board discussed. Stevens said they should have allocated parking areas and the owner of the park maintains the control. Greenwood asked if the Board would be comfortable with him writing a letter back to applicant that it's the understanding of the Board that there will be no display of vehicles outside of the approved parking for their unit.

Motion made by Morgan, 2<sup>nd</sup> by Finan to approve the use of an auto dealer in Gigante Park per Greenwood writing a letter to the applicant making it clear that there will be no display of vehicles and no outside storage. Parking will be limited to the approved parking per unit from the recorded site plan. All were in favor. Motion carried.

Motion made by Finan, 2<sup>nd</sup> by Morgan, to allow the Planning office to process the associated DMV auto dealer application permit for this approval for Select 1 NH Inc., when it is received. All were in favor. Motion carried.

**Rules of Procedure:** The Board reviewed the draft of the new Planning Board Rules of Procedure. Greenwood said the last rules of procedure were from 1994; they are guidelines on procedures etc. and they are not regulations. Aldred Cheek asked what's changed? Greenwood has made it clearer how the

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process works, the business order for the Board is beefed up. Morgan would like to add that Board members can attend public meetings via electronic means. Greenwood will add to the meeting section. The Board would like an opportunity to read these over. Bickum will keep it on the agenda for the next meeting (April 15<sup>th</sup>).

The Board discussed a complaint regarding 199 North Road: tax map 208.034.000. Owner Adam Silvestri, 2 acres – possible site of excessive junk vehicles. The Building Inspector's inspection report letter to be mailed to the property owner to start compliance conversations. Greenwood to research RSA regarding junk and junkyards.

**Old Business: Dave Roberts Update:** 335 Rte. 125. Roberts came in to see Glenn 3/24/2021 to quickly review the site plan. Greenwood said that Roberts submitted his site plan application for the May 6<sup>th</sup> Planning Board hearing. The Board discussed that his site plan wouldn't show the junk vehicles on the site. Greenwood suggested the Board discuss that with him when he comes in. The Board discussed, now that he has applied, scheduling a site walk for 6 pm on May 6<sup>th</sup> prior to the 7 pm Planning Board meeting. Greenwood to follow up with SFC for any updates on an on-site inspection on Wednesday (April 7<sup>th</sup>). Stevens asked about a waiver request on the engineering fees. Greenwood confirmed only the engineering review fees were asked to be waived, not the fire consultant fee. Stevens is concerned with life safety issues on site. Greenwood said the application is basically an as-built plan with a description of the uses on the site.

Motion made by Morgan, 2<sup>nd</sup> by Kleinman, to schedule a site walk at 335 Route 125 for May 6th, 2021 at 6:00 pm prior to the 7:00 pm hearing at the Town office. All were in favor. Motion carried. Bickum to contact Roberts to schedule.

**Rullo Update:** tax map 209.010 construction activity in wetland buffer. A certified letter sent to Rullo with a March 10<sup>th</sup> deadline for SPR application and to cease activity on the site was returned unclaimed. Stevens is extremely concerned about the ongoing wetland filling. It was brought to the Board's attention last year by Steve Cummings, who met with the Rullo's around September or October 2020. Stevens said it has only gotten worse. Greenwood had submitted a formal complaint to NHDES Wetlands Bureau in January. The Wetlands Bureau responded to Rullo giving him a time frame to correspond. Greenwood emailed Neil Bilodeau at NHDES for a status update last week but has not heard back yet. The Board discussed site photos and having the BOS issue and serve a cease and desist. Greenwood asked the Board to wait and hear what the action is from NHDES first. Morgan asked for all the DES correspondence and the Board will reconvene to the next meeting (April 15<sup>th</sup>).

**Approval of Minutes:** March 18<sup>th</sup>, 2021: Motion made by Finan, 2<sup>nd</sup> by Morgan, to approve the minutes from March 18th, 2021 as presented. All were in favor with Kennedy abstaining. Motion carried.

Motion made by Morgan, 2<sup>nd</sup> by Aldred Cheek, to adjourn at approximately 8:15 p.m. All were in favor. Motion carried.

Respectfully submitted,

Andrea Bickum,  
Administrative Assistant,  
Brentwood Planning Board