

**Brentwood Planning Board**  
**Minutes**  
**January 7, 2021**

|                 |                            |                               |
|-----------------|----------------------------|-------------------------------|
| <b>Members</b>  | Bruce Stevens, Chairman    | Steve Hamilton                |
| <b>Present:</b> | Ken Christiansen, BOS rep  | Alternate, Regan Elliot       |
|                 | Kevin Johnston, Vice Chair | Town Planner, Glenn Greenwood |

**Open:** Chairman Stevens opened the public hearing at 7:00 pm. **Motion** made by Hamilton, 2<sup>nd</sup> by Johnston, to give alternate Elliot voting rights. All were in favor. Motion carried.

**7:00 pm: Subdivision Application:** Applicant/Owner: Dexter Swasey. Property is located at 42 Ole Gordon Road, Brentwood, NH in the residential/agricultural zone, referenced by tax map 218.048. Intent is to subdivide a 14.56-acre parcel with an existing home to create one new 2-acre lot with 200' of frontage, leaving 12.56-acres with the existing home.

Present: Tim Lavelle from Lavelle Associates representing the applicant; Dexter Swasey. Lisa & Dexter Swasey; Nate & Katrina Swasey. Abutters Present: Eric Trump.

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

Lavelle gave an overview of the project. This is a 14.5-acre lot and the Swasey's would like to cut off 2 acres in the NE. It has the proper frontage and test pits were done. The new monuments have not been set yet. Soils were provided for the 2-acre lot and for about 3 acres of the remaining 12.5-acre lot to show adequate area.

Greenwood's comments: The new lot to be called A was only updated on 1 plan sheet, not on the other two; update lot A on all sheets. A reference note in the left margin says Swaey Estates, add the s to make it Swasey. The book and page are not on the subject parcel but it's not a requirement. Greenwood noted two (2) waiver requests for topography and soils were submitted to be acted upon by the Board.

Waiver requests:

**Motion** made by Johnston, 2<sup>nd</sup> by Hamilton, to waive the requirement for topography for the entire parcel. All were in favor. Motion carried.

**Motion** made by Johnston, 2<sup>nd</sup> by Hamilton, to waive the requirement for soils of the entire parcel. All were in favor. Motion carried.

Lavelle will add the waivers to the final plan and will add the subject parcel book and page on the plan. Swasey asked what triggers the impact fee. Response was the building permit. Greenwood will supply the impact fee block to Lavelle.

The Board reviewed the conditions of approval.

- All comments from Greenwood to be addressed.
- Waiver requests need to be noted on the plan.
- Certificate of monumentation.
- NHDES Subdivision Approval is required (*submitted at the meeting so this has been met*).

**Motion** made by Hamilton, 2<sup>nd</sup> by Christiansen, to grant a 120-day conditional approval, with the conditions noted above, for the Swasey subdivision application to May 7, 2021. All were in favor. Motion carried.

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**Board Business**

The Board signed the manifest.

Return of unused escrow funds in the amount of \$1,481 for the Porter subdivision, 166 Pickpocket Rd, Tax map 213.025. **Motion** made by Hamilton, 2<sup>nd</sup> by Johnston, to return the unused escrow funds to the Porters for the subdivision at 166 Pickpocket Road. All were in favor. Motion carried.

Walmart Distribution is requesting one last extension to allow continued truck parking at NH Dragway until April 15<sup>th</sup>, 2021 (previous extension to Feb. 18<sup>th</sup>, 2021). **Motion** made by Hamilton, 2<sup>nd</sup> by Elliot, to grant an extension to Walmart Distribution to allow the continued parking of trucks at the New England Dragway parking area through April 15, 2021. All were in favor. Motion carried.

Board discussed Joe Bird's (Fire Chief) suggestion to have a review committee with FD, PD and PB members to meet and review plans and revisions prior to Planning Board meetings. Greenwood is in favor of a review committee provided no Planning Board members attend due to noticing requirements and keep it a staff level meeting with the Fire Chief and/or Fire Inspector, Police Chief or someone from the PD, and possibly a ConCom member. They can meet with Greenwood on Wednesdays when he is in the Brentwood Planning office to review new or revised plans.

Bickum said that **D&H Realty Trust** of 388 Rte. 125, the 4,200+ sq ft building proposal, dropped off 2 checks today for the escrow funds and the bond, which were the final conditions of approval.

Regarding a 2<sup>nd</sup> inquiry for truck sales at **335 Rte. 125** by the same interested party. Stevens commented that the site has to come into compliance and a new site plan has to come before the Board prior to any new business going in. Greenwood said he has until mid-March, 90 days to clean it up. SFC was going to take a look at the site.

Elliot asked about the 800,000 square foot facility, distribution center in Kingston. There will be a lot of traffic. Greenwood commented that Brentwood was notified as an abutting community, so Brentwood citizens have a right to attend and speak as abutters.

**Sampson update:** Greenwood said a letter was sent at the beginning of 2020 requesting he come in for site plan and his attorney wrote back. Greenwood responded to the attorney's letter stating that the new site plan was required because new business has gone in, it was never a U-Haul dealer, and the attorney never responded.

Greenwood said if members have read the minutes, whether present at the meeting or not, they can vote on the approval of minutes.

**Approval of Minutes:** December 17, 2020 minutes: **Motion** made by Johnston, 2<sup>nd</sup> by Elliot, to approve the minutes from December 17th, 2020 as presented. All were in favor. Motion carried.

**Motion** made by Hamilton, 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