

### **Building Inspector**

96 Building Permits were approved and issued for the calendar year 2008 which represents about a 30% increase over last year (73 permits). Starting in March, mandatory (NH State law) inspections were conducted on all residential and commercial construction projects . A total of 134 site visits were completed for the year. Grantham’s SAU 75 school addition and Eastman’s South Cove Activity Center accounted for a significant share of these visits as construction continues well into 2009.

Most property owners and contractors are complying with the new rules and the Residential and Commercial Building Codes (on file in the Town Office). Once again, street # signs should be prominently displayed and observable from the roads. Building permits are also required to be displayed during construction and should be available for the inspector’s signatures.

Any questions or concerns on permit applications or building codes, just contact me at the Town Office 863-6021 or at home 863-5863.

Roger Woodworth  
Building Inspector



### **Planning Board**

#### **SITE PLAN REVIEW**

Grantham Cafe; M/L 226-021; Rte 10 North; Rum Brook Place  
Closet Treasures; M/L 233-007; Willis Avenue  
ECA South Cove Activity Center; M/L 222-145  
Hearthside Heating; M/L 233-026; Sawyer Brook Plaza  
B & L Auto; M/L 235-017; Route 114

#### **BOUNDARY LINE ADJUSTMENT**

Juniper Hills Subdivision; M/L 241-007, 011, 012; Shedd Road

#### **SUBDIVISION**

Schotanus; M/L 237-052; Sugarwood Lane (3 lots)  
Town of Grantham; M/L 233-075; Learning Drive (3 lots)

#### **ANNEXATION**

Lynch; M/L 223-056,057; Whitetail Ridge  
Kriz; M/L 213-038,039; Anderson Pond Road  
Beale ; M/L 225-087, 088; Troon Drive

*Members: Carl Hanson, Chair, Charles McCarthy, Karen Ryan, Alden Pillsbury, Warren Kimball  
Alternates: Larry Fuller & Robert Barnes*

## Zoning Board of Adjustment

In the past fiscal year six meetings were held by the Zoning Board of Adjustment. Seven applications for variances and permission for a special exception were considered as well as two conceptual plans for future applications.

Application variances for relief on dimensional requirements were granted to three applicants. Three other applications involved granting permission for uses listed under special exception in rural residential districts. All of these applications involved home businesses and were given approval by the Board.

A multi-phased plan for a project, largely in a flood plain, was heard and at a subsequent meeting, the first phase was approved. Because of the particular location of this project, numerous conditions were imposed.

The Department of Environment Services revamped the Comprehensive Shoreline Protection Act and became effective the day after this past fiscal year ended (July 1, 2008). The ramifications of the revisions were discussed by the Board prior to the effective date and were a factor in considering the application for the project in the floodplain.

The most important effect of the new Comprehensive Shoreline Protection Act is the inclusion of specific rivers and water bodies located within Grantham. Most any disturbance to the land within 250 feet of the shores of these rivers and water bodies will require a review by the Department of Environmental Services before they issue a permit for use within the 250 foot setback area.

I would like to express my appreciation to my colleagues on the Board for their diligent efforts on behalf of the Zoning Board of Adjustment and to Martha Menard for her work as Clerk of the Board.

*Conrad F. Frey, Chair*

*Members: Tanya McIntire, Richard Mansfield, Peter Gardiner and John Clayton*

*Alternates: Myron Cummings & Margery Bostrom*



**FY 08 Annual Report for the Upper Valley Lake Sunapee Regional Planning Commission  
(Commission)**

The Commission is one of nine regional planning commissions in New Hampshire created to coordinate all aspects of planning, act as a liaison between local and state/federal agencies and provide advisory technical assistance on land use issues. We serve 27 communities from Piermont to Charlestown along the Connecticut River and from Wilmot to Washington to the east.

Over the past year the Commission has expended a significant amount of energy increasing visibility, public relations and identifying the needs of the communities, ultimately aimed at building stability and capacity in order to better address land use issues that are important to the long-term sustainability of the communities within the region. The Commission experienced a year of transition and expansion as it hired a Geographic Information Systems Analyst to provide mapping services and a new Executive Director to provide leadership and guidance.

Revenue for the Commission was \$565,964 for FY08. A large percentage of this funding comes from the Unified Planning Work Program utilizing Federal Highway Administration funding through the NH Department of Transportation. Other state and federal funding sources include the NH Department of Environmental Services, the NH Department of Safety - Homeland Security and Emergency Management, and the Office of Energy and Planning. Member communities and counties provide membership dues. In FY2008 this allowed the Commission to leverage approximately \$250,000 in state and federal funds, and provided the Commission with just over 15% of its revenue.

The Commission consists of representatives appointed by the leadership of each member municipality or county. These Commissioners represent your community's interests in the work the Commission does. The Commission had ten new Commissioners appointed by various municipalities and counties expanding resources and expertise within its leadership and demonstrating considerable renewed interest in regional collaboration. Additionally, Grafton County became a member of the Commission this year.

Some of this year's highlights include completion of the Route 120 Phase 1 Corridor Study in Lebanon and Hanover and a number of Human Transit Coordination plans and Hazard Mitigation plans. The Commission assisted communities in developing Master Plans in Claremont, Cornish, Acworth, Enfield and Lyme which will enable communities to better align their policies and land uses decision with the goals expressed through community participation. Direct planning assistance was made available to Planning Boards in Orford, Wilmot and Springfield, and regulatory review and ordinance assistance was provided to Claremont, Plainfield, Springfield and Washington.

The Commission provides a significant amount of hours of technical assistance to communities that inquire about specific local issues, data requests or needed resources. The communities of Croydon, Lempster, Goshen, Cornish, Charlestown, New London, Hanover, Sunapee, Lebanon, Grantham, Dorchester, Newport, Unity, Orange, Enfield, Piermont, Plainfield and Leominster all took advantage of these services this past year. This past year we also received inquiries for assistance from regional and other organizations including the Sugar River Conservation Council, Connecticut River Joint Commissions, Mascoma River Watershed Council, Lake Sunapee Advisory Committee, The Nature Conservancy and Dartmouth College.

The Commission was engaged in over 45 projects within the region this year and has increased its capacity to serve the communities of the region. A list of some of this year's accomplishments and projects that were completed, as well as a copy of this Annual Report are available on our website at [www.uvlsrc.org](http://www.uvlsrc.org).

We have already begun work on many new initiatives in the region and thank you for your continued support.

Respectfully submitted,

Christine Walker  
Executive Director

**Commissioners serving your community during FY08**

GRANTHAM  
Thain Allen

## Conservation Commission

2008 was a pivotal year for the Grantham Conservation Commission. Events over the year have reinforced the resolve of the GCC to increase the tempo of land conservation within Grantham. The impact of the last 20 years of development in Grantham was evident in the need to significantly expand the Grantham Elementary school for the third time since its original construction in 1983.

The completion of the first 17 lots for the Juniper Hills development out of a total of 69 planned will further expand the need for infrastructure to support the additional residents. Conversations with developers also indicate that Grantham is the next logical step in the development of the Upper Valley given the limitations in Lebanon and Hanover.

Against this background the Conservation Commission has continued its efforts to secure the undeveloped land within Grantham. The Commission is working with the Upper Valley Land Trust to finalize the conservation of the Smith Lot on Miller Pond Road. It is expected that this effort will be complete by summer. Eastman Community Association and the Grantham Conservation Commission are continuing the process of conserving a 12 acre parcel known as the Frog Pond area. This wetlands/thickly forested land is home to a wide variety of creatures and will provide an accessible area for a number of activities once conserved.

The Commission has also opened discussion with the Ausbon Sargent land Trust to pursue the conservation of a sizable tract in the community. This tract is vital to the future of the Town. In its present form the tract will provide an array of public benefits but if developed would increase the town population by 20-40 percent. Although the Town has supported the Commission by allocating 100 percent of the funds collected from Current Use taxes when land is taken out of Current Use, the dollars are small compared to those needed for our planned effort. The Grantham Conservation Commission strongly recommends the establishment of a trust fund to provide a source of funds that can be pointed to as a commitment by the Town toward conservation.

The Perambulation of the town boundaries continues. A walk to find the last missing marker was thwarted by excessive vegetation in the area where the marker is suspected of being. The walk took place at the end of September 2008. Since then we have located a town resident that saw the Marker on a walk in the early 1960's and has volunteered to join another attempt come spring to find the marker. The legal process of replacing the marker is a daunting one and needs to be avoided at all cost.

As indicated in last year's report, The Shoreland Protection Act has become law in July 2008 instead of April. The definition of a 4<sup>th</sup> order stream was changed under the revised Act thus residents along Sawyer Brook, Skinner Brook, Sugar River, and Stocker Brook are advised not to undertake activities within 250 feet of these streams without an understanding of the revised act. This also applies to the six "public" waters (Lakes and Ponds) in Grantham.

Last and most important, the work with Plymouth State University is nearing its conclusion projected for March 2009. The Town of Grantham Critical Conservation Lands Index will be an important document for guiding the town boards and selectmen in the decision process from a perspective of those areas which are deemed of critical value to the town. Like the Town Master Plan this will be one of those documents that town residents should read and be familiar with. We encourage all to have a look at a preview of our coming Critical Lands Index at the Conservation Commission's Town Meeting display.

This year Tom Vogel has joined the Commission. Tom's membership adds yet another important asset to the Commission's capabilities.

Respectfully Submitted,

The Grantham Conservation Commission Members  
Richard Hocker, Chair, Andy Eastman, Adele Furdyna, Jeremy Turner,  
Patricia Woolson, Merle Schotanus and Tom Vogel



## **The Ausbon Sargent Land Preservation Trust**

The Ausbon Sargent Land Preservation Trust (ASLPT) has been a leader in the conservation of our natural resources in the Mt. Kearsarge/Lake Sunapee Region for more than two decades. This non-profit, citizen-based group's mission is to protect the rural landscape of this region.

Operated by a volunteer Board of fourteen Trustees, the ASLPT has grown from an all volunteer organization with an initial charter membership of 475 into an organization of over 1,100 memberships with a full-time executive director, two full-time land protection specialists and four part-time office assistants. We are pleased to have 100+ volunteers providing year-round support for easement monitoring, committee assignments and clerical work. Since our founding in 1987, the ASLPT has completed 100 projects and protected a total of 6,203 acres. All of our conservation lands must provide for some public benefit and two thirds of our properties offer public access.

Many of our members are involved in our events, are easement monitors, volunteer to assist with office work, organize fund raising events and serve on various committees. We are especially thankful for their support and the countless hours that they give us during the year. Our members are the lifeblood of the ASLPT and if you are not already a member, I urge you to become one.

During the calendar year of 2008, the ASLPT conserved eight properties including our 100<sup>th</sup> project. Integrated into your rural landscape forever are the following conservation easement properties: Baptist Pond Trust, 6.52 acres, Springfield; Town of Sutton-Russell Pond, 8.48 acres; Thad and Virginia Johnson, 92 acres, Sutton Mill; Shadow Hill Woodlot – Lorraine and Tim Davis, 50 acres, Sutton; Bradford Bog/Bradford Hotel & Spring, 177.8 acres; and Courser Phase 3 – three separate conservation easements, 440 acres, Warner and Webster. In early January 2009, we anticipate closing on two New London Properties and one Georges Mills property.

We also had an opportunity to work with the neighbors at Soo Nipi Park in conjunction with Lake Sunapee Protective Association to find a buyer to conserve 100 acres crucial to the Lake Sunapee watershed.

In April 2008 we were thrilled to be able to move to our new office located at 71 Pleasant Street. We are delighted to have the much needed additional work stations, storage and meeting space. Timed with the office move, we added two new members to our staff: Nancy Smith, Administrative Assistant and Andy Deegan, Land Protection Specialist.

The Outreach Committee of the ASLPT cosponsored a conference in April 2008 with the Center for Land Conservation Assistance, "Saving Special Places. The conference addressed the issues of planning and conservation, land conservation basics, funding, land management and other topics of interest to town decision makers. In November 2008 the Committee sponsored a workshop, "Maintaining Rural Character", for the decision makers on town boards and commissions in our region. The workshop provided opportunities for the participants to compare current policies to retain their rural character through zoning, planning and conservation.

The Land Trust has been working throughout 2008 to achieve accreditation from the Land Trust Accreditation Commission which is an independent program of the Land Trust Alliance. The Alliance conducts an extensive review of each applicant's policies and programs to insure that the Land Trust follows accepted accreditation practices. The public is increasingly demanding accountability from government and nonprofit organization, including land trusts. The land trust community has voluntarily heeded the calls for self-regulation. The accreditation seal will provide the Land Trust with enhanced credibility and respect from land conservation donors, members and others.

For further information regarding our land projects and future events, please visit our website at [www.ausbonsargent.org](http://www.ausbonsargent.org).

I would like to thank everyone involved with the ASLPT either as an easement donor, a member or as one who contributes many volunteer hours to the organization. I am especially grateful to our generous supportive members who sustain the land trust. And on behalf of present and future generations, a heartfelt thank you to all the willing landowners who love their land and recognize that their actions will preserve our rural landscapes.....forever.

Respectfully submitted,  
**Deborah L. Stanley**  
Executive Director