

APPROVED

**Town of Grantham – Planning Board
Meeting Minutes
June 5, 2014**

Chair Carl Hanson called the meeting to order at 7:00p.m. The meeting was held in the Jerry Whitney Memorial Conference Room of the Grantham Town Hall located at 300 Route 10 South in Grantham, NH.

Present: Chair Carl Hanson; Vice Chair Charles McCarthy; Mary Hutchins; Selectmen, Connie Jones; and Clerk, Jessica Smith.

Absent: Karen Ryan

Public Attendance: Aleene Hastings; Joey Holmes; Gene Barton, Allen Wilson, Linda & Gary Bohrer; Erin Norris, Caroline Hoen, Terry Beard and Donald Rumrill.

APPROVAL OF MINUTES:

Chair Hanson asked if there were any corrections to the May 1, 2014 meeting minutes. M. Hutchins reported on Page 9, paragraph 3 should say “conversation” not conservation.

C. McCarthy asked for a revision on page 4, paragraph 2 to just say “McCarthy told Evarts basically recapping what was just said”

A motion was made by C. McCarthy and seconded by M. Hutchins to approve the May 1, 2014 minutes as amended.

Unanimously Approved

OLD BUSINESS:

Site Plan Review:

Stocker Brook Realty LLC; Tax Map 236 Lot 010; 631 Route 114 Grantham, NH

Chair Hanson asked if there was anyone to represent this application; during this time no one spoke up to state that they were there to represent this Site Plan Review Application.

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Chair Hanson stated that the Board continued the meeting to today to give G. Evarts time to provide the Board with more information around his request of extended hours of operation and how he would be able to control deliveries.

Chair Hanson noted for the record that the Board received a letter from Phil Hastings on behalf of a couple of the abutters and this letter was CC'ed to Mr. Evarts. The concern is that the noise at this business may very well exceed the 80 decibels and if that is the case than that is really not "Light Industrial" use according to our definitions. Chair Hanson explained that this is not something that the Planning Board is able to make a determination about whether the zoning is proper use or not. This question really has to go in front of the Zoning Board.

Chair Hanson stated that he would advise the applicant if he was here today; Chair Hanson suggested that the Planning Board mail G. Evarts a letter explaining that some of the abutters have raised the issue of whether the expansion of use is a permitted use within this zone and therefore you would need to go before the Zoning Board in order to get that issue determined.

G. Barton confirmed with Chair Hanson that the Planning Board would be writing this letter to G. Evarts. C. McCarthy mentioned that there was an additional letter that the Board received from Linda Bohrer that mentioned concerns around prior violations like building sizes and such. C. McCarthy confirmed that these concerns are beyond what the Planning Board has jurisdiction over. C. Jones stated that the Assessor will be there measuring and that the Conservation Commission in Concord to go and check on the wetlands issue.

C. Hanson entertained a motion to write the letter that Stocker Brook Realty, LLC get Zoning Board approval before the Planning Board can move forward with this application. Seconded by C. McCarthy

Chair Hanson entertained a motion to hold the application for the Site Plan Review Application for Stocker Brook Realty, LLC., because it is incomplete at this time due to Zoning Issues, seconded by M. Hutchins.

D. Rumrill announced that he was in attendance for Stocker Brook Realty's Site Plan Review application and apologized for being late. Chair Hanson explained that the Planning Board would be sending Mr. Evarts a letter explaining the Site

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Plan Application is incomplete until he obtains the Zoning Board's approval of the use.

OTHER BUSINESS:

Conceptual:

A. Wilson explained that he has two conceptual's to present to the Planning Board this evening. The first Conceptual is a proposed Lot Line Adjustment. No Change in Road frontage, adjustments to conform with ground features. Second Conceptual is for a proposed 2 lot subdivision.

Correspondence:

Chair Hanson read two letters to the Board that were sent from Cleveland, Waters, and Bass PA Attorney at Law and Linda Bohrer both regarding Site Plan Review application for Stocker Brook Realty's request to extend the hours of operation. Copies of both letters were provided to each of the Board members.

Adjournment:

Chair Hanson asked if there were any further questions. There being none a motion was made by Vice Chair C. McCarthy and seconded by M. Hutchins to adjourn the meeting at 7:30p.m.

The deadline for the next Planning Board meeting is June 12, 2014.

The next Planning Board meeting to take place on July 10, 2014 at 7:00p.m. In the Jerry Whitney Memorial Conference Room of the Town Hall.

Respectfully Submitted,

Jessica Smith