

**Town of Grantham-Planning Board**  
**Meeting Minutes**  
**June 4, 2009**  
**APPROVED**

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

Present: Carl Hanson, Chairman  
Charles McCarthy, Vice Chair  
Karen Ryan  
Bob Barnes, Alt.  
Larry Fuller, Alt  
Warren Kimball, Selectmen's Rep.  
Jessica Smith, Clerk  
Several members of the public

Absent: Alden H. Pillsbury

**APPROVAL OF MINUTES**

Chair Hanson asks the Board if there are any corrections from the May 7, 2009 minutes. With no corrections brought forth, *Motion made by K. Ryan and seconded by W. Kimball to approve the minutes of May 7, 2009 as submitted.*  
**UNANIMOUSLY APPROVED**

**CORRESPONDENCE**

N/A

**NEW BUSINESS**

C. Hanson states that he has received a request from Todd Whipple, that's not on the agenda. It is not a public hearing but it requires a modification of the requirement on the Juniper Hill subdivision.

T. Whipple asks the Board if they remember the bond they posted. It was a \$610,000.00 for two years. T. Whipple provides each of the Board members with a schedule of values showing that they actually budgeted for \$594,979.00 as projected cost. We have done \$530,000.00 to date the bond is going to renew this month on 6/11/2009 for \$610,000.00 and there is only \$64,000.00 worth of work.

We obviously don't want to pay the premium on \$610,000.00; we only want to pay what is left for work which is \$64,000.00. So we put a request in for Peter Blakeman, he is aware of it, and will need your approval to let him write that letter that I can give to our insurance / bonding agency.

C. McCarthy asks if Peter Blakeman has been up there lately. T. Whipple explains that he took P. Blakeman on a tour last fall. L. Fuller inquires about the schedule of values, asking if there is anything on the list that was going to be done that was not needed. T. Whipple states that everything on the list is either done or going to be done.

C. McCarthy asks if they were logging up there during the winter. T. Whipple states there was a logging trail that was going to go up to the 26 acre Croydon Lot; and they went up to 1,000 feet and I told them to stop because there was no reason to put in a driveway yet.

*C. Hanson requests a Motion would authorize Peter Blakeman to adjust the amount of the bond to correspond with whatever work remains to be done on phase 1. Motioned by C. McCarthy and seconded by K. Ryan.*  
**UNANIMOUSLY APPROVED**

C. Hanson states that we have two Sign Permit Applications and two Site Plan Review Applications tonight, he suggest that we do them both together; rather than doing them separately.

**Sign Permit Application & Site Plan Review Application:**

**Janet Correia / OT in Motion; Tax Map 233 Lot 020 – 151 Route 10 North**

C. Hanson asked J. Correia for a review of their sign plans. J. Correia explains that the plan is to put a sign on Route 10 where the existing sign is for the other tenants using the same style with standard white lettering. It would be on both North and South side and a sign over the door in the existing dance studio in the front entrance, but it would be moved to the adjacent office space and would be in the front and in the back. E. Collier made an exit in the back.

K. Ryan asked if there was any parking in the back. E. Collier stated that there is no parking in the back but possibly in the future.

C. Hanson requests a description of the sign, one was not found in the application file. J. Correia offers one of her copies for the application file.

C. Hanson moves to the Site Plan Review Application, and inquires about the hours of operation. J. Correia explains that starting out they are looking at 9-5 but depending on their client demand they may have to start earlier or run later. The earliest being 8am and the latest being 7pm.

L. Fuller inquires about weekend hours & the night lighting. J. Correia states that possibly on Saturday mornings depending on client needs: they may have some workshops and education sessions during evening hours. E. Collier explains that they have some lighting in the parking lot that comes from the park and ride. They also have exterior floodlights on the buildings, the dance studio has a tendency to leave there's on because they ran late for safety reasons.

C. McCarthy questions the big piles of dirt out back. E. Collier clarifies that he has allowed the school because of the tightness of what they were doing to store them at this location without charge. This is a temporary situation.

*With no further questions, C. Hanson entertained a motion to approve the Sign Permit Application as submitted. Motioned by L. Fuller and seconded by C. McCarthy.*  
**UNANIMOUSLY APPROVED**

*C. Hanson entertained a motion to approve the Site Plan Review Application as submitted. Motioned by C. McCarthy and seconded by L. Fuller.*  
**UNANIMOUSLY APPROVED**

**Site Plan Review Application:**

**Barry Cunningham / Valuation Research Counseling; Tax Map 233 Lot 026 – Sawyer Brook Plaza**

C. Hanson requests B. Cunningham to bring forth what he seeks to do. B. Cunningham states that he has three and half-year-old twins and so he needs a place to go that is a quiet place to do his research.

There are no signs that need to go up, there will be no need for extra parking as there are no office hours. This is just a quiet office space to review spreadsheets and complete research. There could be a couple of times throughout the year that may require him to work as late as 10-11pm.

*With no further questions, C. Hanson entertained a motion to approve the Site Plan Review Application as submitted. Motioned by K. Ryan and seconded by L. Fuller.  
UNANIMOUSLY APPROVED*

**Sign Application & Site Plan Review Application:**

**Patricia Faler / The Gossip Parlor II Salon; Tax Map 233 Lot 026 – Sawyer Brook Plaza**

No applicant representation, C. Hanson requests that a letter be sent to applicant.

**Bob MacNeil / Indoor Soccer:**

B. MacNeil introduces himself and asked the Board if he could take a moment of their time to give an update. He met with engineer P. Blakeman and Town Administrator Stearns and apparently where he wants to put the cul-de-sac toward the end within the set back. P. Blakeman suggested going to the Zoning Board for a variance, we are missing by 5 feet.

B. MacNeil was approached by someone from the Fire Department and said that they would like a dry hydrant; this would be a change to the pond.

B. MacNeil asks the Board if they should set an appointment to go to the Planning Board for final review. C. Hanson suggests that he go to the Zoning Board first.

**Other Business:**

C. Hanson explains to the Board that our next scheduled meeting is on July 2, 2009; this is also a week that several members of the board are on vacation. C. Hanson suggests that we have our meeting on July 9, 2009 instead of July 2, 2009.

C. McCarthy requested that we also move the deadline date to June 17, 2009. C. Hanson also requests that changes to the dates be made on the website to reflect the new dates.

K. Ryan asked if C. Hanson ever heard anything from Tanya McIntire regarding a Farmers Market at the church. C. Hanson stated that he did receive an email from her and that he

explained to her that since there wasn't anything being built, there wasn't any Site Plan, and she said that she was going to the Selectmen's Meeting. K. Ryan stated that she was at that meeting and the Selectmen told McIntire that she would need to go to the Planning and Zoning Board.

K. Ryan expressed her concern as T. McIntire is talking about having it at the church parking lot and allowing people to park on route 10 and at the library and it will be on Friday afternoons, between 3-6.

W. Kimball states that there are concerns about the place and the traffic, it is tough to visualize the vendors and people milling in that area at that time of night on Fridays.

C. McCarthy asks if this is a church function or is T. McIntire just using the church. W. Kimball explains that the church is helping because the building will be open in case it is wet out and so that everyone will have availability to restrooms. So that is really the only involvement the church has. K. Ryan clarifies that this is not an "Our Town" event either.

C. McCarthy suggests from a practical stand point of view that someone should get some input from Chief Madore, for safety, because it is a state highway. K. Ryan states that she loves the idea of having a farmers market but is really concerned about the traffic. It was suggested at the Selectmen's meeting having it at the town-building parking lot but T. McIntire wanted something more visible.

C. Hanson explains that he does not believe that our Site Plan Regulations really talk about something like this. For example: If someone was going to have a yard sale every month, the Planning Board doesn't have anything to say about it.

***With no further business before the Board, C. Hanson said he would entertain a motion to Adjourn the meeting. A motion was made by C. McCarthy and seconded by K. Ryan. The Planning Board voted unanimously to adjourn at 7:40p.m.***

**The next meeting of the Planning Board will be held on July 9, 2009.**

Submitted,

Jessica Smith