

**APPROVED**

**Town of Grantham-Planning Board  
Meeting Minutes  
May 5, 2011**

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

Present: Carl Hanson, Chair; Charles McCarthy, Vice Chair; Alden H. Pillsbury; Karen Ryan; Larry Fuller, Alt; Jessica Smith, Clerk;

Absent: Warren Kimball, Selectmen's Rep; Bob Barnes Alt.

Public Attendance: Rosie Bard; Robert MacNeil; Patricia MacNeil

**APPROVAL OF MINUTES**

C. Hanson asked if there were any corrections to the April 7, 2011 meeting minutes. K. Ryan pointed out that Carol Shepherd's name is spelled with an 'H' and that Hall road was actually "Haul". With no further corrections requested, *a motion was made by A. Pillsbury to approve the minutes as amended; seconded by C. McCarthy.*

***UNANIMOUSLY APPROVED***

**CORRESPONDENCE**

**NEW BUSINESS**

Site Plan Review Application:

**Yankee Barn realty Trust; Tax Map 226 Lot 18 – Yankee barn Road Grantham, NH**

***A Pillsbury stepped down as a voting member due to conflict of interest regarding this application.***

B. Macneil explained to the Board members that he is looking to expand the pond into possibly about 8.5 acres done over time. MacNeil reminded the Board that the last time he appeared before the Planning Board, he had discussed creating one storage capacity so that the road would not flood, but there have been a couple of flood events there in the past. First event was July 2, 2009, when the beaver dam went up by the park and it blew through and took out Sawyer Brook.

MacNeil explained that they did all the engineering in the world, but the one thing they did not calculate was the water running off Grantham Mountain and he believes that exacerbated all the calculations they had calculated.

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In October 2010 we had another flood event, and it wasn't that significant; we didn't have that much rain, it ran over again. We built a gabion wall as the Conservation Commission was concerned that if we ever put trout in the pond they would flow into the Sawyer the Sawyer Brook, if ever flooded. MacNeil explained that when the Sawyer Brook expands and goes over through the flood area, it be directed to flow into a spill area to help to slow down or prevent the road from being flooded.

C. McCarthy asked how deep the new pond is. MacNeil explained that at a point it is 30 ft deep. C. McCarthy confirmed that on the south side the pond comes within 20 ft of the property line. MacNeil states that he has a minimum of 50ft buffer, they had to meet the shore line protection criteria and that they did not need a state permit because Sawyer is not a class 4.

A Pillsbury explained that according to Gloria Andrews that information is not correct, she thought that the boarding property was yours and that is why she let it go. She stated that the pond is within 20 ft. of my property line and that you would have to go back to reapply. MacNeil explained that he would go back and make this right; he is going to go back and make sure that the buffer 50 ft. from the property line. He will contact his engineer to make the corrections on the plans and go back to Gloria to with the corrected plan.

B. MacNeil stated that he also had one other question to ask the Board, regarding the site plan review approval for a temporary building. He would like to add another temporary building and locate it down below where he can store the sand. C. Hanson stated that he would need to come back in front of the Planning Board with a new Site Plan Review.

L. Fuller asked if MacNeil was asking for approval for the expansion of the excavation. MacNeil agreed and reinstated that he would make sure that the plans were revised showing at least a 50 ft. buffer between the pond and the property line.

C. McCarthy asked MacNeil how high the storage pile will be that is out by the road. MacNeil stated that hopefully they won't have a storage pile out there as they are looking to have it sold off. MacNeil explained that they are going to level that off. Fuller asked what would the elevation of the flattened area would be once it is completed. MacNeil stated that it would not exceed the height of the road.

R. Bard stated that asked if he would fill and level off the area where they hold the Fire Departments event. MacNeil agreed. Bard also asked if there was going to be an outlet for the pond, and would it be going through the Shaw Brook Annex's? MacNeil explained that the water will continue to flow through where it always has.

C. Hanson explained that they could give a conditional approval for the site plan review to show the 50 ft. buffer between the pond and the property line. C. McCarthy added that they would like a copy of the new site plan showing the amendments before the approval is given.

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C. Hanson requested to have the records reflect that A. Pillsbury was not part of the voting process during this application review; he was in attendance as an abutter only.

With no further questions, *a motion was made by L. Fuller for a conditional approval for the Site Plan Review Application for Tax Map 226 Lot 18; seconded by K. Ryan.*  
**UNANIMOUSLY APPROVED**

OTHER BUSINESS

ADJOURNMENT

*With no further business before the Board, a motion was made by A. Pillsbury to adjourn and seconded by C. McCarthy.*

*The Planning Board voted unanimously to adjourn at 8:00pm.*

The next meeting of the Planning Board will be held on June 2, 2011 at 7pm in the Jerry Whitney Memorial Conference Room.

Respectfully Submitted,

Jessica Smith  
Planning Board Clerk