

APPROVED

Town of Grantham
Zoning Board of Adjustment
Minutes
March 25, 2010

Chairman Conrad Frey called the ZBA meeting to order at 7:00 p.m. Thursday, March 25, 2010. The meeting was held in the Jerry Whitney Memorial Room located at Town Hall, 300 Route 10 South in Grantham. Frey asked the clerk for a roll call.

PRESENT

Chairman Conrad Frey
Richard Mansfield
Peter Gardiner
John Clayton
Tanya McIntire
Margery Bostrom (Alt.)
Martha M. Menard, Clerk

ABSENT

Myron Cummings (Alt.)

Members of the public: Robert & Patricia MacNeil; Erin Darrow, P.E.; Selectmen Warren Kimball.

Frey asked the Board members if they had reviewed the minutes from July 23, 2009 and were there any corrections, there being none motion was made by Richard Mansfield and second by Margery Bostrom.

Approved by Unanimous Vote

New Business

Robert MacNeil / Yankee Barn Realty Trust; Map 226 Lot 018 / Owner

Area Variance Application / Warehouse

Frey opened the meeting stating to the Board there was only one application this evening and asked Bob MacNeil to give his presentation.

MacNeil stated that the Grantham Indoor building had been on the market for a couple of years. He also stated that the zoning restrictions for a building not to exceed 15,000 square feet was dissuading people from looking at the building. MacNeil stated that more emphases could be put on how this would affect the community with traffic/light and noise to do with the size of the building. MacNeil stated unfortunately he has a building that exceeds the 15,000 square feet and was asking the Board “that 15,000 square feet” be exempted as a variance.

APPROVED

MacNeil said that he had met with the Selectmen and told them that he would be interested in a warrant article for next year to do with zoning.

Gardiner asked MacNeil if he still had soccer in the building. MacNeil stated yes. MacNeil also mentioned that he was struggling with options as to relocate the indoor soccer down below on his property because of the financial issues and that was why he was here this evening.

Frey said he had spoke to MacNeil back in early February and specified what the zoning ordinance stated Article IIIC: Business Light Industrial Districts (BLD) and went on to say that the intent was to not make Grantham look like an Industrial Park. Frey went on to say that there could be other types of permitted uses for the building; not only warehousing and obviously he couldn't advise MacNeil what to do until coming to the Board.

MacNeil stated to the Board he has had prospective buyers, but is losing them due to the 15,000 square foot zoning regulation restriction. There was discussion amongst Board members and MacNeil with regards to this ordinance.

Erin Darrow, P.E. passed out some larger drawings for the Board members to view to do with possible future changes for property area and expansion of the pond (which will be a Planning Board Site Plan Application). Darrow stated the reason for tonight's meeting was to basically discuss with Board members what they would like to do with the 36,000 square foot building.

McIntire asked MacNeil if he was planning on using it for a warehouse or was he trying to sell the building? MacNeil stated that he would like to lease the building rather than sub-divide the property at this time. Frey asked if the building were leased would there have to be changes made inside? MacNeil stated it would depend on the negotiations made with the tenant. McIntire stated that her concern was fire hazards with 36,000 square foot of storage materials. MacNeil said that's why there were two (2) 500,000-gallon ponds to fuel the sprinkler system.

Frey next read his letter of opinion to the Board members and MacNeil with regards to permitted uses of this application. Frey also stated that this was a huge change in area for a variance. Mansfield stated that his concern was that if MacNeil sold or leased to someone without knowing his or her plans. MacNeil said that his hope would be that his customer would stay in the realm of permitted uses. MacNeil said he simply is asking for a variance for the additional 15,000 square foot restriction from the Board. Further discussion ensued with Board members, MacNeil and Darrow about the use of the building and possible uses in the future with coming back to Planning and Zoning Boards for those purposes.

APPROVED

Frey asked the Board to vote on this application. After Frey read each of the criteria from the Zoning Ordinance for the Dimensional / Area Variance the Board voted to **UNANIMOUSLY APPROVE the application with the following condition:**

- 1. Additional area in excess of 15,000 feet is permitted for warehousing.**

MacNeil thanked the Board.

Old Business

None

Other

Selectmen Warren Kimball discussed with the Board information pertaining to New Hampshire Workforce Housing Law RSA 674:58 through 61 that took effect on January 1, 2010 (extended from July 1, 2009 by Chapter 157, Laws of 2009). Kimball stated that he attended a forum that was held on March 24, 2010 in the lower level Grantham Town Hall and felt it important for board members and residents to attend a future public meeting to be held sometime in June 2010.

Correspondence

17th Annual Spring Planning & Zoning Conference.

Comments

None

Adjournment

Frey asked Board members if there were any further questions/discussions, there being none a motion was made by Tanya McIntire and second Peter Gardiner to adjourn the meeting. **Approved by Unanimous Vote** to adjourn at 9:05 p.m. The next Zoning Board meeting will take place on April 22, 2010 if there are any applications.

Respectfully Submitted,

Martha M. Menard
ZBA Clerk
March 29, 2010