



Town of Grantham
Planning Board Meeting Minutes
December 5, 2019
FINAL

I. CALL TO ORDER

Chair Carl Hanson called the meeting to order at 7:00 p.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, C. Peter James, Peter Guillette, Mary Hutchins, Selectmen's Representative Warren Kimball, and Board Clerk Emily Owens;

Members not present: Alternate Ralph Beasley

Applicants and Members of the Public: Town Administrator Melissa White, Town Counsel Sheridan Brown, and Applicant Sheldon Stokes

II. APPROVAL OF MINUTES

Chair Hanson asked the Board if there were any corrections or changes to the November 7, 2019 meeting minutes. C. Peter James made a motion to accept the minutes as written and the motion was seconded by Peter Guillette. **Unanimously Approved and Accepted.**

III. NEW BUSINESS

#12-2019-01; Sheldon and Hallie Stokes Application for Annexation; 7 Granite Way Property Map 215 Lot 104, 5 Granite Way Property Map 215 Lot 103, 3 Loon Drive/Granite Way Property Map 215 Lot 102, and 1 Loon Drive Property Map 215 Lot 101

The Applicant, Sheldon Stokes, gave a brief overview of the properties. Chair Hanson asked if there were questions from the Public or the Board. There being none, Peter Guillette made a motion to accept the application as complete and approve the application for Annexation of the four properties, 7 Granite Way (Map 215 Lot 104), 5 Granite Way (Map 215 Lot 103), 3 Loon Drive/Granite Way (Map 215 Lot 103), and 1 Loon Drive (Map 215 Lot 101) with no conditions. C. Peter James seconded the motion and it was **Approved 5-0.**

Sale of Tax Deeded Properties

The Board reviewed the handout provided by the Town Administrator Melissa White regarding properties that have been acquired by tax deed. She explained that the properties were all vacant land and in some cases the Town has owned the properties for decades. Chair Hanson reminded the Board that they need to make a

recommendation to the Selectmen that they sell the lots listed in the handout per RSA 41:14-a. A copy of the handout has been provided at the end of these minutes. Mary Hutchins made a motion to recommend to the Selectmen that they sell the properties acquired by tax deed, Peter Guillette seconded the motion. **Approved 5-0.**

Proposed Zoning Amendments

The Town Selectmen contracted lawyer Sheridan Brown to propose updates to the Grantham Zoning Ordinance. The recommended changes are to provide clarity around certain areas that have been problematic for code enforcement. The Board decided to send the recommended revisions of the Zoning Ordinance to the Planning Board Subcommittee for review at their next meeting on December 10th at 6:30 p.m. The Board would like the Subcommittee to specifically review the Signs Section of the Ordinance.

C. Peter James asked if the Board should go through each item and Mr. Brown clarified that the document needs to have a Public Hearing in January in order to make the March Annual Town Meeting deadline. Chair Hanson stated that he only noticed a few topics/sections where there were substantive changes; Solar Energy, Signs, and Excavations.

C. Peter James suggested amending the Signs section page 53 number 5 to read "Signs attached to any type of utility or lighting pole." He mentioned his displeasure with plazas that have multiple signs for different businesses and their lack of uniformity. Next, Board Member James moved on to page 54 and the lack of verbiage around temporary signs. He felt that directional signs are allowed on every corner because there is nothing limiting them. Mr. Brown did not think directional signs included Realtor signs unless they were having an open house. Board Member Hutchins reiterated her desire to review the sign Ordinance at the next meeting of the Subcommittee and the Board agreed. Chair Hanson mentioned the removal of political signs from the revised Ordinance. Mr. Brown stated they were covered by State requirements and the Town's Zoning Ordinance should be content neutral.

Board Member Hutchins mentioned her concerns on page 15 and 18 with regards to DES permit requirements. Mr. Brown responded that the Grantham Zoning Ordinance cannot be less stringent than the DES requirements. C. Peter James moved the discussion on to page 62 and "unnecessary hardship." Mr. Brown clarified that this meets the current legal requirements. Next, Board Member James discussed page 69 regarding the definition of an Auto Service Station. The Board recommended removing the last sentence "A service station is not a vehicular sales and repair facility as defined herein."

Chair Hanson had an issue with page 46 Section A Sanitary Facilities regarding "All dwelling units and all structures" must have an "adequate toilet". The Board agreed that some structures don't need a toilet and this section needs to be clearly defined. C. Peter James had issues with page 13, Section IV-C Manufactured Housing Parks and there being

no limit on the age of a structure being brought into a town. He thinks an age limit or some language should be added to prevent people from bringing “broken down items” into Town. Page 26 Section I Utilities, Board Member James felt that requiring only three conduits for the underground utilities limited potential advancements in technology. If builders were required to install an extra empty conduit during construction, there would be the potential for adding some additional technology years down the road and the cost would be negligible. Page 43 Section d Cell Towers, Board Member James suspected the Ordinance was out of date and need to conform to current Federal and State standards. The Grantham Zoning Ordinance bans the use of generators with towers but with the number of people that no longer have landlines, this could become a safety issue in the future. The Board agreed with Mr. James and Mr. Brown stated he would look into the current Federal and State standards. Mr. Brown recommended talking with a cell phone provider to find out if Grantham is limiting their access to technology by having requirements that are too stringent.

Lastly, Board Clerk Owens presented the revised Site Plan Application to the Planning Board. C. Peter James made a motion to accept the changes proposed by the Subcommittee to the Site Plan Application, seconded by Peter Guillette. **Approved 5-0.**

IV. OTHER BUSINESS

Board Clerk Owens informed the Board that Centerline, a vendor of AT&T, requested the ability to add (2) antennas, swap out (4) existing antennas for newer models and add ancillary equipment including (6) RRU, (1) surge arrestor and accompanying feedlines to the tower located at 163 Yankee Barn Road. No changes will be made to the current compound area. Based on the current Grantham Zoning Ordinance Centerline would need to appear before the Planning Board with revised drawings. The Board advised Ms. Owens to ask Centerline to provide Construction Drawings to verify if a site plan review will be required. Additionally, they asked Ms. Owens to ask Centerline if they are required to notify the other companies on the Tower about the work they are completing.

Cioffredi and Associates, Rebecca Swope, had questions about placing an “open” flag at the door to the business. They find patrons have a hard time recognizing when the business is open. Currently, the Grantham Zoning Ordinance does not allow an additional sign in their district. The Board advised them to place a sign on the interior of the door or relocate the sign on the end of the building to the entrance of the door.

V. ADJOURNMENT

Chair Hanson stated there being no further business a motion was made by Peter Guillette and seconded by Mary Hutchins to adjourn the meeting at 8:36 p.m.

The next meeting of the Planning Board is scheduled for January 9, 2020, at 7:00 p.m. in the Jerry Whitney Memorial Conference Room of the Grantham Town Hall. It should be noted, this is not the regularly scheduled meeting because of the holiday.

Respectfully Submitted,

Emily Owens
Planning Board Clerk