

APPROVED
Town of Grantham
Planning Board Meeting Minutes
August 4, 2016

Chair Carl Hanson called the meeting to order at 6:59 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, Vice Chair Peter Guillette, Selectmen's Representative Warren Kimball, Thain Allan, Mary Hutchins, Charlie McCarthy (Alternate)

Meeting minutes: Nikki Arsenault

Absent: N/A

Public Attendance: Toni Instasi, Jacqui Guillette, Saralyn Hastings

Approval of Minutes

Chair Hanson asked the Board members if there were any corrections or changes to the July 7, 2016 minutes:

There being no additional changes to the July 7, 2016 minutes, Hanson entertained a motion to approve the July 7, 2016 meeting minutes.

A motion was made by Allan and seconded by Vice Chair Guillette to approve the minutes.

Unanimously Approved and Accepted

New Business

a) Site Plan Applications:

1. Application# 08-2016-001: Grantham Village School – GVS Outdoor Classroom Structure / Tax Map 233 Lot 075 – 75 Learning Drive, Grantham, NH
2. Application# 08-2016-002: Saralyn Hastings – Outside seating at Rum Brook Place / Tax Map 226 Lot 021 – 249 Route 10 North, Grantham, NH

1. Jacqui Guillette, representative from Grantham Village School, announced that there has been a large effort to include the outdoors and the environment in the curriculum. Gail Schmidt's husband and Guillette met to discuss how to memorialize Gail and her passion for the environment and came up with the idea of the Gail Schmidt Outdoor Classroom. This classroom will be a covered place with storage for study outdoors. There has also been some interest from the community and two other school districts who would be interested in using this resource. GVS has been working closely with an ad hoc committee, community members, and the School Board and they are very close to breaking ground on this project. Trumble-Nelson construction representative Toni Instasi produced a large poster of the map of the outside of the school. The building will be simple; 24' by 24', with siding doors and a gable to match the design of the school building itself. There will be no electricity and no water with polycarbonate walls on the front and the back of the structure. The end walls will have sliding doors on each side. Chair Hanson questioned if there would be any lighting and Instasi replied that there would not be any due to the lack of electricity in the structure. Jacqui Guillette noted that they may consider using solar panels in the future. Allan then questioned how the

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building would affect the wetlands and the land itself. Instasi replied that the planned structure is approximately 200ft away from Sugar River and that the structure would be on a concrete slab on grade. Jacqui Guillette added that they will not be changing the contour of the land beyond what was done during the construction of the new building. McCarthy question why the school was being charged a fee for this process and noted that perhaps they should not be charged for this because it is a Town project and Town property. Peter Guillette noted that GVS is here out of courtesy and that the Town and School budgets are separate. Hutchins questioned the cost of the project and Jacqui Guillette replied that it would cost approximately \$60,000 – \$65,000. GVS has \$35,000 in the bank and the school district has fronted the project the additional \$30,000 for one year at no interest, and they have a grant application submitted in the amount of \$35,000. Hutchins addressed the concern that the Library had the money for their project and it ended up costing the Town \$500,000. She would hope that something similar would not happen again. Tony noted that several contractors have agreed to donate their time and this will cut down on costs dramatically. Hutchins questioned if the structure would be enclosed with plexi-glass doors and Instasi confirmed that this was correct. Hanson questioned if the building would be locked while not in use and Tony replied that the sliding doors would be able to be locked. Chair Hanson noted for the record that the school district does not need the approval of the Planning Board in order to proceed with this project, but they are here as a courtesy.

Chair Hanson announced that he would entertain a motion to approve the site plan application.

Kimball made a motion to approve the site plan application as submitted and McCarthy seconded the motion.

Site Application Unanimously Approved and Accepted with one abstention by Vice Chair Guillette

2. Saralyn Hastings noted that the drawing of the plan provided showed the correct measurements but is not drawn to scale. Vice Chair Guillette noted that he visited this part of the land and asked for clarification regarding where this seating would be and Hastings noted that it would be connected to the back of the building next to the cooler. The door shown on the plan is the door going into the restaurant. The sides will have trellis work and there will not be a roof. There will be 12-15 seats in this location (will not exceed mandated seating numbers) and the seating will be seasonal. Kimball asked about the means of egress in case of a fire or emergency and Hastings replied that the door to this seating is a fire exit door. The deck itself will only be approximately one step off the ground and will not inhibit people from exiting in an emergency. Hutchins asked about the height of the railing and Hastings replied it would be three feet tall. Hastings added that the structure will be made out of cedar wood and will eventually have vines on it as well. It will not have any effect on parking. The number of seats in the restaurant will not change.

Chair Hanson announced that he would entertain a motion to approve the site plan application.

Vice Chair Guillette made a motion to approve the site plan application as submitted and Allan seconded the motion.

Site Application Unanimously Approved and Accepted

Old Business

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Conceptual

None

Other

None

Adjournment

Chair Hanson announced that he would entertain a motion to adjourn the meeting. A motion was offered by Hutchins and seconded by Vice Chair Guillette to adjourn the meeting at 7:23 p.m.

Unanimously Approved and Accepted

The deadline for the next Planning Board meeting is Thursday, August 11, 2016.

The next Planning Board meeting will take place on Thursday, September 1, 2016 in the Jerry Whitney Memorial Conference Room of the Grantham Town Hall at 7:00 p.m.

Respectfully Submitted,



Nikki Arsenault
Planning Board Clerk