

APPROVED
Town of Grantham
Planning Board Meeting Minutes
December 1, 2016

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, Vice Chair Peter Guillette, Selectmen's Representative Warren Kimball, Thain Allan

Meeting minutes: Nikki Arsenault

Public Attendance: Conrad Frey; Chair, Zoning Board of Adjustment

Approval of Minutes

Chair Hanson asked the Board members if there were any corrections or changes to the November 3, 2016 minutes:

No changes or corrections were suggested.

A motion was made by Allan and seconded by Guillette to approve the November 3, 2016 minutes.

Unanimously Approved and Accepted

Correspondence

a) Zoning Ordinance Updates:

1. Letter from the Zoning Board of Adjustment – Correction to Town Ordinance for Approval at 2017 Town Meeting

1. Conrad Frey explained that the Zoning Board of Adjustment would like to propose a change in the form of a correction to the current ordinance language; he noted that it is necessary to illuminate under RR2 (Old Farms) the use of cluster residential development. Frey noted that this was included in error as a permitted use. It was agreed that the best way to fix this is to remove cluster residential development as a permitted use under RR2.

Hanson noted that the Planning Board will require formal language to be put forth on the ballot. Frey agreed to develop this language in the coming weeks.

Chair Hanson asked for a motion to recommend the adoption of this change in the Zoning Ordinance. Vice Chair Guillette made a motion to recommend the adoption of this change in the Zoning Ordinance. Allan seconded the motion.

Unanimously Recommended by the Planning Board

APPROVED

Frey added that he would also like to propose that agricultural land use be allowed as a permitted use by special exception under Special Exception II of the ordinance. The interim Zoning Board regulations recommend this for farming, in addition to this particular use being limited to 8 acres. Frey noted that this proposed language was voted down twice in previous years by the Planning Board, but he wanted to raise the topic again in the interest of discussion. Allan questioned the reasoning behind the Planning Board's decision to not support this and Hanson noted that from what he could recollect it was likely because the Board did not want applicants to have another hoop to jump through; he went on to note for the record that he did not recall the full rationale behind this decision. Discussion ensued regarding the definition of agriculture as it pertains to the language in the ordinance; Frey referenced 674:26 for the record.

Other

None

Adjournment

Chair Hanson announced that he would entertain a motion to adjourn the meeting. A motion to adjourn was offered by Vice Chair Guillette and seconded by Allan to adjourn the meeting at 7:17 p.m.

Unanimously Approved and Accepted

The deadline for the next Planning Board meeting is Thursday, December 8, 2016.

The next Planning Board meeting will take place on Thursday, January 5, 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