

# APPROVED

## Town of Grantham Planning Board Meeting Minutes

June 2, 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, Charlie McCarthy, Mary Hutchins, Selectmen's Representative Warren Kimball

Meeting minutes: Secretary Nikki Arsenault

Absent: Thain Allan

Public Attendance: Adnan Khan, Steven Powers, Saralyn Hastings

### **Approval of Minutes**

Chair Hanson asked the Board members if there were any corrections or changes to the May 5, 2016 minutes.

Kimball proposed the following change to the section regarding the election of officers: Any instances of McCarthy being referred to as Vice Chair will need to be updated to reflect that Peter Guillette is the current Vice Chair.

There being no additional changes to the May 5, 2016 minutes, Hanson entertained a motion to approve the May 5, 2016 meeting minutes as amended.

A motion was made by Vice Chair Guillette and seconded by Hutchins to approve the minutes as amended.

***Unanimously Approved and Accepted***

### **New Business**

#### **a) Sign Permit Application:**

1. Application# 06-2016-001: Adnan Khan – New England Medicine & Counseling Associates signage at Sawyer Brook Plaza – Tax Map 233 Lot 026

#### **b) Site Plan Application:**

2. Application# 06-2016-002: Adnan Khan of New England Medicine & Counseling Associates – Medicine & Counseling at Sawyer Brook Plaza – Tax Map 233 Lot 026

## **APPROVED**

1. Regarding the site plan application, Mr. Adnan Kahn introduced himself to the Planning Board and explained that he and Dr. Steven Powell (also in attendance at the meeting) are interested in opening a practice together to provide primary care in Grantham. He is currently working at New London Hospital and Alice Peck Day Hospital, and the Grantham location would be a convenient spot for a clinic for his patients. Khan has met with the owners of the Sawyer Brook plaza to discuss this possibility. Chair Hanson confirmed with the applicant that this practice will be located on the first floor. Kahn noted that he would like to have a couple of walls removed and Mr. Edmunds (owner) approved of doing this. Kahn noted that the hours for the practice would be a 9:00 – 5:00 pm with the potential for Saturday hours added, depending on the success of the practice and the needs of his patients. Chair Hanson then questioned if there was a parking plan in place for the proposed business as there has always been a question as to whether or not there is enough parking for all of the building's units. In terms of employee parking, Kahn has discussed with the property owners that there is ample parking in the back lot for his 3-5 needed parking spots for himself and his employees. Hutchins noted (as is stated in his cover letter) that the patient traffic would likely be no more than 3-4 patients per hour. Following a statement made by Kahn, Hanson confirmed that there would be both primary care and counseling services provided at the proposed location. Dr. Powell then introduced himself as the psychiatrist who would be offering the counseling services as needed at the proposed location.

Chair Hanson noted that he would entertain a motion to approve the site plan application submitted by Dr. Adnan Khan.

Hutchins made a motion to approve and Vice Chair Guillette seconded the motion.

### ***Site Application Unanimously Approved and Accepted***

2. Regarding the sign plan application, Chair Hanson confirmed with applicant Kahn the location of the sign (the back of the building). McCarthy questioned if there would be a placard on the main Sawyer Brook plaza sign as well and Kahn confirmed this to be accurate. Guillette questioned the size of the sign and Kahn noted that he would need to revisit the location to be certain. McCarthy questioned if there would be any illumination or lighting on the sign and Kahn noted that because of the proposed hours there would not likely be a need for the sign to be illuminated.

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

McCarthy made a motion to approve and Guillette seconded the motion.

### ***Sign Application Unanimously Approved and Accepted***

### **Old Business**

None

## **APPROVED**

### **Conceptual:**

Saralyn Hastings announced that when she first opened her café, she asked for approval for outside seating. The south-facing seating was approved, but it didn't work out. She would now like approval for some outside seating facing west. The seating would be seasonal and made from pressure treated lumber; Hastings provided a sketched diagram of what the proposed seating would look like. Chair Hanson questioned if this would be a permanent structure and Hastings noted that it would not be used in the winter or the rain. Sara noted that it will likely not exceed seating for approximately 15 people. Chair Hanson questioned the allowed numbers with relation to the septic and Hastings confirmed that her numbers are ok given the new septic system. Chair Hanson recommend that when Hastings fills out a formal application that the total number of seats be listed. Discussion ensued regarding where potential additional parking could be created. Hastings noted that she may return in the future with an application for additional building/development ideas with respect to her 'bed & breakfast' idea.

Hastings then asked if she would need permission to create a small path on the property. She confirmed that she knew the rules regarding which types of trees could be cleared, but in this particular case, there would not need to be many things cleared, if any, with respect to the Shoreline Protection Act. McCarthy questioned if this would be merely a landscaped path and Hastings confirmed. Chair Hanson mentioned the Shoreline Protection Act would need to be taken into consideration; primarily that 50% of the vegetation would need to be left intact. Hastings confirmed that there would be no asphalt; she would mainly be removing "dead stuff" to create a small path to the water. Guillette confirmed at this time that if Hastings is located in the business/commercial district, a bed and breakfast is an approved use of the space. Hastings noted that she would return with a formal application at a later date.

### **Other:**

Vice Chair Guillette noted that he and Kimball attended the solar meeting on May 17th. There is information pertaining to solar energy that he believes should be included in the Grantham Master Plan. This is likely something that the Master Plan Committee should look at and include in the Master Plan. There are only 3 currently installed in Grantham, but Kimball added that this would likely help the Planning Board with regulations as things moving forward.

Discussion ensued regarding the taxes and regulations regarding residential solar energy use. Kimball also noted that there should be a regulations put in place for solar farms, should that issue come before the Planning Board. Hutchins questioned where there is land available for a solar farm and how long it takes for a piece of land to become viable for this particular use. Vice Chair Guillette noted that this is specifically why regulations and guidelines need to be put in place specifically for the town of Grantham. Kimball added that these would need to include information regarding the tax structure and Guillette noted that there are also state statues that will need to be considered and implemented.

Guillette questioned what the Grantham Master Plan status was and Hutchins confirmed that they are getting close to completion. Hutchins will take information from this meeting to the committee regarding this issue.

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### **Adjournment:**

Chair Hanson announced that he would entertain a motion to adjourn the meeting. A motion was offered by Vice Chair Guillette and seconded by McCarthy to adjourn the meeting at 7:32 p.m.

### ***Unanimously Approved and Accepted***

The deadline for the next Planning Board meeting is Thursday, June 9, 2016.

The next Planning Board meeting will take place on Thursday, July 7, 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