

**APPROVED**

**Town of Grantham-Planning Board  
Meeting Minutes  
January 7, 2010**

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Carl Hanson called the meeting to order at 7:00 p.m. The meeting was held in the Grantham Town Hall located at 300 Route 10 South in Grantham, NH.

Present:

Absent:

Carl Hanson, Chairman  
Charles McCarthy, Vice Chair  
Alden H. Pillsbury  
Karen Ryan  
Warren Kimball, Selectmen's Rep.  
Bob Barnes, Alt.  
Jessica Smith, Clerk  
Several members of the public

Larry Fuller, Alt

**APPROVAL OF MINUTES**

Chair Hanson asks the Board if there are any corrections from the December 3, 2009 minutes. C. Hanson stated that there was an error with all the motions in the minutes as they listed B. Barnes as making or seconding the motions. B. Barnes is an alternate and when there is a full quorum, he is not a voting member. A. Pillsbury was actually the one making or seconding the motions.

C. McCarthy explained that there was a minor typo on page 2 Conceptual, first paragraph, second line where it says "wither" it should say "with her".

With no further corrections brought forth, *C. Hanson entertained the motion to approve the minutes as submitted. Motion made by A. Pillsbury and seconded by C. McCarthy to approve the minutes of December 3, 2009 as amended.*

***UNANIMOUSLY APPROVED***

**CORRESPONDENCE**

C. Hanson reviewed the letter from DES to Bob McNeal at Yankee Barn; they denied an alteration of terrain permit. This letter was sent as an FYI, there is nothing that we need to do for it.

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**NEW BUSINESS**

**Boundary Line Adjustment & Subdivision Application:**

**Linda Martin / Hidden Brook Farm; Tax Map 227 Lot 26**

C. Hanson recognizes that Linda Martin and her surveyor (D. Eckman) are both present. D. Eckman explains that they did do “test pits” and put in for the State Approval but have not heard back yet.

D. Eckman shows that they did do a little bit of adjusting; they made one of the lots a little nicer and a drive way easement across one of the other lots.

C. Hanson points out that he is looking at proposed lot 26.2 and it looks like there is only 187 feet of frontage. D. Eckman states that there is more, he points out that there is 12.7 feet more between the old lot line and the new lot line.

C. McCarthy asks if the 187 is rounded up over 200. D. Eckman explains that it is the 187 plus 12.7 that brings it to 200. C. Hanson questions the 199.93 feet of frontage, D. Eckman thinks that one might be a typo on the proposed map. C. McCarthy suggests that the proposed map show correct number of feet.

D. Eckman explains that he is certain that there is at least 200 feet of frontage and will look into the numbers closer and make the corrections.

C. Hanson asked with the corrections made showing the correct frontage required if there was any further questions or concerns. C. McCarthy inquires about lot 26.1 if the rear piece would have full access from the road and if it would also have 200 feet of frontage as well. D. Eckman agreed with this and stated that he would make sure that the proposed map would show the correct frontage.

D. Eckman explains that they do not have the Mylar at this time; they are waiting for the states approval. As soon as they receive the State Approval they will make the final edits. D. Eckman stated that they are hoping to get a conditional approval here tonight depending the State Approval.

C. Hanson stated that it has to be conditional on the State anyways and also be conditional on showing 200 feet of frontage for *each* lot.

***With no further questions, C. Hanson entertained a motion to approve the Boundary Line Adjustment & Subdivision Application with the above conditions met. Motioned by C. McCarthy and seconded by K. Ryan.  
UNANIMOUSLY APPROVED***

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**New Business:**

N/A

**Other Business:**

*With no further business before the Board, C. Hanson said he would entertain a motion to Adjourn the meeting. A motion was made by A. Pillsbury and seconded by C. McCarthy. The Planning Board voted unanimously to adjourn at 7:25 p.m.*

**The next meeting of the Planning Board will be held on February 4, 2010 at 7pm in the Jerry Whitney Memorial Conference Room.**

Respectfully Submitted,

Jessica Smith