

Town Of Grantham – Planning Board
Meeting Minutes
November 6, 2014

Chair Carl Hanson called the meeting to order at 6:59 pm. 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 Charlie McCarthy; Karen Ryan; Mary Hutchins; Alternate Thain Allan and Selectman Representative Warren Kimball.

Absent: Alternate Peter Guillette

Public Attendance: Greg Sagris; Marcia E. Hanke; Melissa M. Allen; James Steinmetz.

APPROVAL OF MINUTES:

Chair Hanson asked if there were any corrections to the October 2, 2014 minutes. C. McCarthy pointed out correction to page 2, first paragraph “sight” to “site” and removal of “that”. Chair Hanson asked that on page 3, third line from bottom “and gave permission to start remodeling” be removed. There being no further corrections, a motion was made to approve the minutes of October 2, 2014 as amended by K. Ryan and Seconded by C. McCarthy. ***Unanimously Approved***

New Business

Annexation Application:

Marcia E. Hanke – Map 222-Lots 66 & 67 Eastman – Summit Drive

Chair Hanson inquired about what Hanke was going to do with these properties.

M. Hanke stated she wanted to merge both her properties together as one lot.

Chair Hanson explained that she would not be able to sub-divide unless regulations change in Eastman. M. Hanke agreed.

Chair Hanson entertained a motion to approve merger/annexation application as submitted. Motioned by: M. Hutchins, seconded by C. McCarthy. ***Unanimously Approved***

Site Plan Applications:

1. Grey Ledges Rentals & Properties – Melissa M. Allen
Map 226-Lot 021 – 249 Route 10 North 11-2014

Chair Hanson reviewed the site plan that was discussed at the October 2, 2014 conceptual meeting last month showing the floor plan and pointed out the first floor is going to be the location of Allen's business. The first floor dimensions are going back to the use as it was before 65 Roses was located in this area of the building. This was the reason for resubmitting this site plan.

Chair Hanson entertained a motion to approve Site Plan application as submitted, Motioned by: C. McCarthy, seconded by K. Ryan

Unanimously Approved

2. Lauran & James Steinmetz

Map 226-Lot 020 – 151 Route 10 North 11-2014

Chair Hanson asked what the property would be used for.

J. Steinmetz stated that he will be bringing in fitness equipment and no changes to the building will be made.

Chair Hanson asked if Steinmetz felt that parking would be an issue.

J. Steinmetz stated that it would not be an issue.

Chair Hanson entertained a motion to approve Site Plan application as submitted, Motioned by: M. Hutchins, seconded by C. McCarthy

Unanimously Approved

Sign Permit Applications:

1. Grey Ledges Rentals & Properties – Melissa M. Allen
Map 226-Lot 021 – 249 Route 10 North 11-2014

Chair Hanson discussed the sign size of each being 32x15 restrictions and locations.

M. Allen stated that an additional sign will be perpendicular from the building as well as the left of the entrance and sign board to the right. Still will be complying with the square footage stated in application.

Chair Hanson referred to the zoning ordinance, to see if anything states otherwise with regards to signage. Nothing conflicting found.

Chair Hanson entertained a motion to approve Sign Permit application as submitted, Motioned by: C. McCarthy, seconded by K. Ryan

Unanimously Approved

2. Lauran & James Steinmetz

Map 226-Lot 020 – 151 Route 10 North 11-2014

Steinmetz did not have dimension but agreed the sign will be within the zoning ordinance rules.

Chair Hanson entertained a motion to approve Sign Permit application as submitted, Motioned by: C. McCarthy, seconded by K. Ryan

Unanimously Approved

3. Dunkin Donuts – Greg Sagris

Map 233-Lot 026 – 120 Route 10 South

Sagris discussed his plans for sign placement giving two ideas, above the door or on the line of the copula facing Route 10.

Chair Hanson look in the sign ordinance to clarify the size and placement.

The Planning Board agreed with placement on the sign above the door.

Chair Hanson entertained a motion to approve Sign Permit application as submitted, Motioned by: K. Ryan, seconded by C. McCarthy

Unanimously Approved

Approved

Adjournment:

There being no further business, a motion was made by K. Ryan; seconded by C. McCarthy to adjourn the meeting at 7:40 pm.

The deadline for the next Planning Board meeting is November 13, 2014.

The next meeting of the Planning Board will take place on December 4, 2014 in the Grantham Town Building, Jerry Whitney Memorial Conference Room 300 Route 10 South, Grantham, NH.

Respectfully Submitted,

Jamielynn Garland

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Planning Board Clerk