



FINAL

TOWN OF GRANTHAM NEW HAMPSHIRE

PLANNING BOARD MEETING MINUTES

JANUARY 9, 2020

300 Route 10 South, Grantham, NH 03753

I. CALL TO ORDER

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, C. Peter James, Peter Guillette, Selectmen's Representative Warren Kimball, and Board Clerk Emily Owens;

Members not present: Mary Hutchins and Alternate Ralph Beasley

Applicants and Members of the Public: Applicants Stephen Rauh, Louise Rauh, and Peter Ericson

II. APPROVAL OF MINUTES

Chair Hanson asked the Board if there were any corrections or changes to the December 5, 2019 meeting minutes. C. Peter James made a motion to accept the minutes as written and the motion was seconded by Peter Guillette. **Unanimously Approved and Accepted.**

III. NEW BUSINESS

#01-2020-01; Peter C. R. Ericson, Trustee of Colleen S. Ericson Application for Annexation; 13 Morning Hollow Lane Property Map 215 Lot 192 and 15 Morning Hollow Lane Property Map 214 Lot 001

Chair Hanson asked if there were questions from the Public or the Board. There being none C. Peter James made a motion to accept the application as complete, seconded by Peter Guillette. **Approved 4-0.** C. Peter James made a motion to approve the application for Annexation of 13 Morning Hollow Lane (Map 215 Lot 192) and 15 Morning Hollow Lane (Map 214 Lot 001), seconded by Peter Guillette. **Approved 4-0.** Chair Hanson explained the process of mailing the signed merger document to the Sullivan County Registry of Deeds (SCRD), the document is recorded, then, the original is mailed back to the Town. Within two to three weeks, a copy of the document is available online through the SCRD website or at their office in Newport, NH.

#01-2020-02; Sign Permit for TouchStone Therapeutic Massage, Melissa N. Warner; 249 Route 10 North, Tax Map 226, Lot 021

This application will be tabled until February.

IV. CONCEPTUAL

#01-2020-03; Stephen and Louise Rauh Conceptual Annexation; 51 Anderson Pond Road Property Map 213 Lot 017 and 53 Anderson Pond Road Property Map 213 Lot 018

Applicants Stephen and Louise Rauh provided the Board with a handout showing their property, 51 Anderson Pond Road (.89 acres), with a house and the adjacent lot they recently purchased, 53 Anderson Pond Road (1.42 acres). They indicated their desire to have a boundary adjustment of .4 acres to increase the acreage of 51 Anderson Pond Road from .89 to 1.29 acres and ultimately build a garage. The acreage of 53 Anderson Pond Road would decrease to roughly an acre, maintaining a buildable lot. The Board did not see any issues with the proposed plan by the Rauhs.

Stephen Rauh had questions about slope regulations, road frontage requirements, drawing the boundary line, and easements. Mr. Rauh read the Lot and Frontage Requirements from the Grantham Zoning Ordinance and he felt some of the lake frontage on 53 Anderson Pond might be characterized as sloped. Chair Hanson understood Mr. Rauh's concerns but felt the proposal by the Rauhs would only make the lot more conforming to current zoning standards. Mr. Rauh asked about Grantham's road frontage requirements, since 51 Anderson Pond Road will still not meet the minimum road frontage requirements. Again, Chair Hanson felt by increasing the road frontage, the proposal by the Rauhs would only make the lot closer to conforming to current zoning standards. Mr. Rauh asked about taking the .4 acres and if the line needed to be straight. C. Peter James said there are regulations requiring the piece of property have four sides and regulations prohibiting bowling alley pieces. Chair Hanson expressed that the boundary line could be shaped at their discretion, but 53 Anderson Pond Road must maintain the 1 acre minimum. Mr. Rauh asked about easement restrictions that he might wish to put on 53 Anderson Pond Road. Chair Hanson stated it would be a deed restriction placed on the property and at the discretion of the property owner. Chair Hanson did clarify that he did not know Eastman's opinion on deed restrictions. Lastly, Chair Hanson summarized the process of having the land surveyed by a Surveyor and submitting a Boundary Line Adjustment application to the Board.

V. OLD BUSINESS

Revised Documents from the Planning Board Subcommittee

- a. Planning Board Rules of Procedure – C. Peter James made a motion to accept the document, seconded Peter Guillette. Approved 4-0.**
- b. Site Plan Regulations - Peter Guillette made a motion to accept the document with the removal on page 8, Article VI C, seconded C. Peter James. Approved 4-0.**
- c. Annexation Application - C. Peter James made a motion to accept the document, seconded Peter Guillette. Approved 4-0.**

The Board discussed their interest in having the forms available online in a PDF fillable format. Board Clerk Owens will investigate various opinions online and purchase the software. The approved forms will be converted into PDFs capable of being filled in online.

VI. CORRESPONDENCE

a. ZBA Decision Letters

The Planning Board was provided with the most recent decision letters from the Grantham Zoning Board of Adjustments.

VII. ADJOURNMENT

Chair Hanson stated there being no further business a motion was made by Peter Guillette and seconded by C. Peter James to adjourn the meeting at 7:50 p.m.

The next meeting of the Planning Board is scheduled for February 6, 2020, at 7:00 p.m. in the Jerry Whitney Memorial Conference Room of the Grantham Town Hall.

Respectfully Submitted,

Emily Owens
Planning Board Clerk