



**FINAL**

TOWN OF GRANTHAM NEW HAMPSHIRE  
PLANNING BOARD PUBLIC HEARING MINUTES

FEBRUARY 6, 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. on Thursday, February 6, 2020. 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, Mary Hutchins, Selectmen's Representative Warren Kimball, Alternate Ralph Beasley, and Board Clerk Emily Owens;

**Member not present:** Peter Guillette

**Members of the Public:** Applicant Melissa N. Warner and Alex Crate

Chair Hanson appointed Alternate Ralph Beasley to a full voting board member since Peter Guillette is absent.

**II. APPROVAL OF MINUTES**

Chair Hanson asked the Board if there were any corrections or changes to the January 16, 2020 meeting minutes. Warren Kimball had questions regarding the temporary sign permit requirements and the sixty-day requirement. C. Peter James agreed that the language still was not clear, however, the document had already been approved for the March town meeting. He suggested the Board revisit the sign discussion later this year when we review the Telecommunication section. C. Peter James made a motion to accept the minutes as written, the motion was seconded by Ralph Beasley. **Approved 5-0.**

**III. NEW BUSINESS**

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

C. Peter James made a motion to accept the application as complete, seconded by Ralph Beasley. **Approved 5-0.** The Applicant Melissa Warner, a licensed massage therapist in the state of NH, explained she would be operating out of Rum Brook Market Plaza, seeing roughly 6 clients per day, between the hours of 8:00 am to 6:00 pm. Additionally, Applicant Warner stated the exterior will not be changed, parking will remain the same, and the interior will receive a new coat of paint. The new sign will be placed at the same level as Rum Brook Market's sign with no lighting. Ralph Beasley asked if there will be a sandwich sign at the entrance to Rum Brook Plaza and Applicant Warner stated she had

not considered it. The Board suggested Applicant Warner review the current proposed sign requirements that the Town will vote to approve in March. Additionally, if she wanted her sign at the entrance to the Plaza with all the other plaza business signs, she would need to approach the owner of the Plaza and not the Planning Board. Chair Hanson asked if there were any other questions from the Board or the Public. There being none, Mary Hutchins made a motion to approve the Site Plan Review Application with no conditions, seconded by Ralph Beasley. **Approved 5-0**. C. Peter James made a motion to approve the Sign Permit Application with no conditions, seconded by Mary Hutchins. **Approved 5-0**. Chair Hanson stated Applicant Warner would receive a letter from Board Clerk Owens confirming the approval.

#### **IV. OLD BUSINESS**

1. Revised Zoning Ordinance
  - a. Telecommunication Section
  - b. Age of Manufactured Homes
2. Subcommittee formed to Revise Planning Board Documents

The Board discussed their interest in adding these items back to the Agenda after the March Town Meeting. The Board reviewed the approved Site Plan Regulations and made a few changes to review at the next Planning Board meeting in March.

#### **V. NON-PUBLIC**

C. Peter James made a motion to enter non-public session under RSA 91-A:3, II(d), Consideration of the acquisition, sale or lease of real or personal property which, if discussed in public, would likely benefit a party or parties whose interests are adverse to those of the general community, seconded by Ralph Beasley. Chair Hanson conducted a Roll Call of all Present Members, a vote was taken to enter the non-public and all Board Members indicated "Aye", affirming the entering of the non-public session. Non-Public Entered 7:21 p.m.

C. Peter James made a motion to exit non-public session, seconded by Mary Hutchins.

Non-Public Exited 7:44 p.m.

C. Peter James made a motion to seal the minutes from the non-public because divulgence of the information would provide advanced knowledge and might result in an unfair financial advantage rendering the proposed action ineffective, seconded by Ralph Beasley.

#### **VI. CORRESPONDENCE**

1. OSI Semi-Annual Conference May 30, 2020

The following Board Members are interested in attending the conference on May 30<sup>th</sup> in Concord, NH Ralph Beasley, C. Peter James, and Mary Hutchins.

2. DES Alteration of Terrain Permit KLC

The Board was notified by DES that an Alteration of Terrain Permit was issued to Kennebec Lumber Company. The Board requested an electronic version be sent to each member so they can read through the conditions.

**VII. ADJOURNMENT**

There being no further business C. Peter James made a motion to adjourn, seconded by Mary Hutchins, and the meeting adjourned at 7:56 p.m.

The next meeting of the Planning Board is scheduled for March 5, 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