

Town of Grantham
Planning Board Meeting Minutes
February 7, 2019

FINAL

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 Hanson, C. Peter James, Mary Hutchins and Clerk Stuart Kaufman

Members not present: Vice-Chair Peter Guillette

Applicants and Members of the Public: James Fries, Ken Ryder, Michelle Lin, Frank Valente, Nancy Valente, Ann Kynor (Pathway Consulting), Sheridan Brown, Tom Hull and Klaran Warner.

II. APPROVAL OF MINUTES

Chair Hanson asked the Board if there were any corrections or changes to the November 1, 2018 meeting minutes. Page 5: The agreement was between the Town and Mr. Thompson (Developer) and the Gray Ledges Condo Association; C. Peter James made a motion to accept the minutes as amended. Mary Hutchins seconded. The motion was **Unanimously Approved and Accepted.**

Chair Hanson said the board is unable to accept and approve the meeting minutes of January 3, 2019 due to a lack of a quorum. Mr. James made a motion to table the acceptance of the January 3, 2019 minutes. Ms. Hutchins seconded the motion. The motion was **Unanimously Approved.**

III. NEW BUSINESS

1. Application for Site Plan Review #02-2019-01: ECA Maintenance Facility Upgrade; 26 Greensward Drive; M/L 234/100

Chair Hanson opened up the meeting for questions from the board. Both Mr. James and Ms. Hutchins said they've read over the application and all their questions were answered.

Chair Hanson asked if the setback on Howe Hill Road will be expanded. Ken Ryder (the applicant) said that a portion of the existing building does extend into the setback. No changes will be made on the existing building except new doors. He said the new building will be entirely inside the setback and be rotated 90 degrees.

Chair Hanson asked what will be the hours of operation. Mr. Ryder said they would be between 5am-3:30pm in the summer and 4am-11pm in the winter.

Mr. James asked about the trucks causing noise in the yard. Ms. Hutchins was told it wasn't an expanded operation, just a bigger building for the same employees.

Chair Hanson opened up the meeting for questions from the public.

Michelle Lin (an abutter) asked about the expansion and the work that will take place. Mr. Ryder said work will take place only during active operation.

Mr. Ryder said there will be a brand new fence at the main gate that will begin the buffer. He also said the White Pine Trees will be taken down to protect the power system and be replaced by vegetation. Mr. Ryder said they will be doing the tree cutting in March and hope to be in the building by October. Construction hours, required by the rental control committee, will be from 7am-5pm. Ms. Ann Kynor added that down lights (motion and time) will be used instead of flood lights.

Chair Hanson inquired about the composition of the privacy fence. Mr. Ryder said it will be a composite and likely be 10' high. Frank Valente asked about the fence between the maintenance yard and 508 Howe Hill Road. He was told it would be the same.

Nancy Valente asked when the fire exercises will take place. Mr. Ryder informed her that it will be before April 1st and consist of three exercises.

Mr. James Fries told the committee that the team had done a very good job, but he was concerned about the additional cars on Greensburg Drive. Ms. Kynor said that construction signage will be used.

Mr. Tom Hall (an abutter), a member of the planning committee for the project, said a good faith effort was made by the planners to keep the abutters informed about the project.

Mr. Sheridan Brown asked what type of vegetation (used for screening) will be grown in the area where the trees will be taken down. Mr. Ryder informed him that the vegetation will be put behind the fence and abutters won't even see it.

Chair Hanson asked how tall the new building will be. Ms. Kynor said it would be taller than the existing building and a lift would be installed to move heavy equipment.

Mr. James made a motion that the Planning Board approve the application. Ms. Hutchins seconded the motion. The motion was **Unanimously Approved**.

IV. OLD BUSINESS

1. Site Plan Review #11-2018-02; Gray Ledges Condo Association - Proposed Old Brick Building Demo; M/L 232/001

Chair Hanson told the board that he hasn't received further information from the Gray Ledges Condo Association. Mr. Brown asked if the board will hold to its deadline to put the item in next month's agenda. Chair Hanson informed him that the proposal has to be received prior to the Agenda deadline.

Chairman Hanson announced he would entertain a motion to adjourn the meeting. A motion to adjourn was made by Mr. James and seconded by Ms. Hutchins. The motion to adjourn the meeting at 7:38 pm was **Unanimously Approved**

The next Planning Board meeting will take place at 7:00 pm on Thursday, March 7, 2019 in the Jerry Whitney Memorial Conference Room at the Grantham Town Hall Building.

Respectfully Submitted,

Stuart Kaufman
Planning Board Clerk

