

Town of Grantham
Planning Board Meeting Minutes
March 7, 2019

FINAL

I. CALL TO ORDER

Acting Chair Peter Guillette called the meeting to order at 7:15 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.

Members Present: Acting Chair Peter Guillette C. Peter James, Mary Hutchins, Selectmen’s Representative Warren Kimball and Clerk Stuart Kaufman

Members Absent: Chair Carl Hanson

Applicants and Members of the Public: Bob MacNeil, Pat McNeil, Todd Osgood, Richard Wahrlich, Pavel Zagadailov

II. APPROVAL OF MINUTES

Acting Chair Guillette asked the Board if there were any corrections or changes to the January 3, 2019 meeting minutes. Amendments: Page 4, Line 32 change “subsidized” to “subdivided”; C. Peter James made a motion to accept the minutes as amended. Mary Hutchins seconded. **Unanimously Approved and Accepted.**

Acting Chair Guillette asked the Board if there were any corrections or changes to the February 7, 2019 meeting minutes. C. Peter James made a motion to table the acceptance of the minutes. Mary Hutchins seconded. **Unanimously Approved and Accepted.**

III. NEW BUSINESS

1. Application for Site Plan Review - Application #03-2019-01: 165 Yankee Barn Road; Yankee Barn Road Reality Trust; M/L 226/18.1

Representing Yankee Barn Road Reality Trust, Mr. Bob MacNeil stated he is applying for a Site Plan Permit. Referring to a location on the site plan map, Mr. MacNeil said Yankee Barn Road Reality Trust is proposing to do an agricultural operation- a tree farm on 2.7 acres. Mr. MacNeil stated he’s here because the commercial application for the tree farm requires a site plan approval. . Mr. MacNeil said they are starting with an eighth of their crop because it takes 8-9 years

to produce a tree. He noted that the Trust met all the setbacks and won't create a burden to the town.

Mr. MacNeil showed the Committee the map location of the house, a garage and an accessory building situated 1,400' off of Yankee Barn Road.

Acting Chair Guillette opened up the meeting for questions from the Committee.

Acting Chair Guillette asked about the approval for the septic. Mr. MacNeil said that are waiting for a permit from the state. Mr. MacNeil also provided information about water situation, depth of the wells, the building of the fire pond, and the electric.

Ms. Hutchins asked about getting permission to build up. Mr. MacNeil explained that there are contingencies in place if pond flooding does occur. He also addressed questions regarding the flood plain elevation. Mr. MacNeil said the biggest challenge will be building the basement of the house. He said that problem will be addressed when the FEMA application is approved.

Chair Guillette then opened up the meeting for questions from the public. Mr. Pavel Zagadailov asked about the type of trees they would be planted. Mr. MacNeil responded balsam trees and added that they hope to join the N.H. Christmas Tree Association.

Acting Chair Guillette asked for a motion to approve the application. Motion was made by Ms. Hutchins to approve the application of Yankee Barn Road Trust. Seconded by Mr. James. **Unanimously Approved and Accepted.**

IV. OLD BUSINESS

1. **Site Plan Review #03-2018-02;** Gray Ledges Condo Association – Proposed Old Brick Building Demo; M/L 232/001

The Site Plan Review will take place at a future meeting.

V. OLD BUSINESS

1. **Conceptual - Osgood Construction** (Added to the Agenda)

Representing Osgood Construction, Mr. Richard Wahrlich stated that Kennebec Lumber Co. purchased Cote Reney Lumber Mill Company and would like to replace the saw building and saws at the facility. He said Kennebec Lumber wants to put in a band saw in the facility, but needs to raise the height of the building.

Mr. Wahrlich showed the Committee a picture of the facility and the proposed new building. He explained that they would take down two buildings and a sawdust bin and build one efficient metal structure.

Acting Chair Guillette asked about the use of the insulated metal panels. Mr. Wahlrich explained the advantages of using the panels, including noise reduction. He also explained the logs to lumber process and addressed the noise issue created by the chipper. Mr. Wahlrich said if they go with the whole building they would encompass everything inside.

Acting Chair Guillette spoke about the abutters concerns about the noise and delivery times. Mr. Wahlrich said the abutters would be pleased with the diminished noise coming from the facility. He also addressed concerns related to operating hours and log deliveries and clean-up of the yard.

Mr. James also expressed concerns about log deliveries, the open gate and the brake noise of the trucks.

Acting Chair Guillette asked for a motion to adjourn the meeting. A motion to adjourn was made by Ms. Hutchins and seconded by Mr. James to adjourn the meeting at 7:45 pm. **Unanimously Approved and Accepted.**

The next Planning Board meeting will take place at 7:00 pm on Thursday, April 4, 2019 in the Jerry Whitney Memorial Conference Room at the Grantham Town Hall Building.

Respectfully Submitted,

Stuart Kaufman
Planning Board Clerk