



**FINAL**

TOWN OF GRANTHAM NEW HAMPSHIRE  
PLANNING BOARD PUBLIC MEETING MINUTES

JULY 2, 2020

Teleconference/Jerry Whitney Memorial Conference Room

**I. CALL TO ORDER**

Chair Carl Hanson called the meeting to order at 7:02 p.m. on Thursday, July 2, 2020. He read the following statement, "As Chair of the Planning Board, due to the COVID-19/Coronavirus and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Board is authorized to meet electronically, and these reasons shall be reflected in the minutes. Please note that there is a physical location to observe and listen comprehensively to the meeting and a method to join the meeting by electronic means. The numbers were posted on the notice for the meeting with a pin."

**Present:** Chair Carl Hanson, C. Peter James, Peter Guillette, Selectmen's Representative Constance Jones, Mary Hutchins, and Board Clerk Emily Owens;

**Members of the Public:** Applicants Matthew and Catherine MacLean; TWC Project Architect William Wenchell and Daniel Lee.

**II. APPROVAL OF MINUTES**

Chair Hanson asked the Board if there were any corrections or changes to the June 4, 2020 meeting minutes. It was noted that Peter Guillette's name appeared twice in the Approval of the Minutes section and the second appearance should be removed. C. Peter James made a motion to accept the minutes as amended, seconded by Peter Guillette. **Chair Carl Hanson voted "Aye", C. Peter James voted "Aye", Peter Guillette voted "Aye". Mary Hutchins and Selectmen's Representative Constance Jones abstained because they did not attend the meeting. *Approved by Roll Call (3, 0, 2).***

**III. NEW BUSINESS**

**#07-2020-01; Conceptual; Wohlmac Holdings LLC; 15 Yankee Barn Road; Tax Map 233 Lot 020-002**

Chair Hanson introduced the agenda item as a conceptual review of an animal hospital. Drawings were provided by William Wenchell of TWC Project Architect showing a standard layout of an animal hospital roughly 7,000 square feet. The building is currently designed for roughly 8 exam rooms, a comfy room, and a holding area for animals. There will be no boarding of animals onsite but there will be a fenced area for walking animals to relieve themselves.

Chair Hanson asked if the Applicants are aware of the division on the property that occurs between Rural Residential and Business District. The Applicants indicated they are and the building falls entirely in the Business District. Mr. Wenchell was advised that on the final Site Plan drawing the line should be clearly indicated for the Board.

Next, Chair Hanson asked if there were any wetlands on the property. Peter Guillette has investigated the property and there is a pond, but it is on the adjacent Irving Station property. Based on the Town maps, the property is not in a flood zone or part of the NWI wetlands. C. Peter James indicated the slope of the property is away from the site, toward the end of Yankee Barn Road.

Chair Hanson asked if any Board Members had questions. C. Peter James asked about controlling runoff from the parking lot and Mr. Wenchell's design plans. He wondered if porous concrete would be an option rather than a retention pond. There is no specified requirement for a runoff limit but the river across the road is a tributary to Sawyer Brook.

C. Peter James asked how many patients would be seen per day and it was estimated roughly 50 per day. He did not think with the traffic from the Irving Station that the traffic pattern would be greatly impacted. C. Peter James asked about the building location being close to the road, rather than back further on the property. Mr. Wenchell stated the dumpster was close to the road so the hauling company would be able to easily access the area. The location of the building was designed to limit the disturbance to the property and maximize visibility from the highway.

Peter Guillette asked about outside lighting and the impact to the surrounding areas. Mr. Wenchell responded the design will be for zero-foot candles at the perimeter of the property. There will be some wall pack lights on the building, a few goose-neck lights around, sign lights, and some street parking lights. Chair Hanson advised Mr. Wenchell to read the recently revised Zoning Ordinance requirements for signs. Mr. Wenchell stated he had and could include a list of lights in the Site Plan application. The Board does need to see a photometric plan for the property.

Chair Hanson asked about the landscaping plan and Mr. Wenchell replied that the company will have a budget for landscaping design. The timeline for the building would be to start construction in the spring. This is based on final approval from the Board this summer/early fall.

It was discussed that the Applicants have already obtained DES septic permits for the property, as a four-doctor animal practice. The location of the septic on the property may have to be changed but the current approved size is more than adequate.

The Board discussed obtaining a sign permit at the same time as the Site Plan application is submitted. Mr. Wenchell thought they would obtain a sign permit after construction has started because the sign permitting process is subcontracted out.

Mr. Wenchell asked what the next steps are, Chair Hanson replied that a variance from the Zoning Board of Adjustment (ZBA) is required. The Applicants Matthew and Catherine MacLean understood that the next step should be obtained from the ZBA.

**IV. OLD BUSINESS**

1. Revised Zoning Ordinance
  - a. Telecommunication Section
  - b. Age of Manufactured Homes
2. Subcommittee formed to Revise Planning Board Documents
  - a. Subdivision Regulations
  - b. Subdivision Preliminary Application
  - c. Subdivision Final Application

Due to the COVID pandemic the Board tabled these items until the next meeting.

**V. ADJOURNMENT**

There being no further business, Peter Guillette made a motion to adjourn, seconded by Mary Hutchins, ***Unanimously approved*** and the meeting adjourned at 7:43 p.m.

The next meeting of the Planning Board is scheduled for August 6, 2020, at 7:00 p.m. in the Jerry Whitney Memorial Conference Room of the Grantham Town Hall. Information will be provided for Board Members and the Public interested in joining the meeting online or by telephone.

Respectfully Submitted,

Emily Owens  
Planning Board Clerk