

Town of Grantham-Planning Board
Meeting Minutes
April 3, 2014

Carl Hanson, Chairman 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, Karen Ryan, Selectman Warren Kimball, Mary Hutchins, Thain Allen (Alternate) and Clerk Jessica Smith.

Absent: Vice Chair Charles McCarthy

Public Attendance: Michael Cote, Sandra Beard, Lorena Clay, Jessica Linn, Donald Holmes, Aleena Hastings, Linda Bohrer, Terry Beard, Careen Holliday, Sara Carr, and Gene Barton

APPROVAL OF MINUTES

C. Hanson asked if there were any corrections to the March 6, 2014 meeting minutes, M. Hutchins stated that on page 2 paragraph 4

K. Ryan stated that also on Page 2 Paragraph 2 in the second sentence it states “would start about 8am and try to be out of their” should be “there”.

M. Hutchins stated on Page 2 paragraph 4 she was asking Woodbrowser about the rest of the lumber that might be stored on the property.

With corrections suggested, *a motion was made by M. Hutchins to approve the minutes as corrected; seconded by K. Ryan.*
UNANIMOUSLY APPROVED

Site Plan Review Application:

Saralyn Carr-The Farmers Table Cafe; Tax Map 226 Lot 021, 249 Route 10 North Grantham, NH

S. Carr explained that she would like to take over the space that used to be a salon and make an opening between the two spaces; this would give them more seating space for the Farmers Table. S. Carr stated that she would like to add a bar and still keep the liqueur license that they currently hold.

C. Hanson confirmed that there would also be an opening in the very back of the two spaces that will adjoin the kitchen to the back of the new space, making it much easier for the wait staff to serve the guest.

S. Carr explained that they would be adding 3 concrete slabs on to the south side of the building on either side of the wood fired oven; and extend the walls on the interior which would make more room behind the counter. The existing roof line that encloses the wood fired oven is 8' X 7' with a sloping roof. With the addition of 2 concrete pads, it would be 21' X 7' and have the same siding and roofing.

S. Carr explained that she would like to get the Fire Chief to look at the emergency exists and answer the question of would they need to keep the front door to the new space accessible if they put in a new door in the back.

C. Hanson asked if there would be any changes in their hours of operation. S. Carr explained that they would still be closed on Monday's but on Sundays they would like to stay open later because in the bar area there will be a TV for sports and a lot of games happen on Sundays. So we would like to stay open until 9pm on Sundays.

C. Hanson asked if S. Carr could submit a parking plan that shows adequate parking. S. Carr explained that 65 Roses is closed at night and the salon is no longer there so they have all those parking spots.

With no further questions, *a motion was made by K. Ryan to approve the Site Plan Review Application with condition of submission of parking plan within 60 days of 4/3/2014 for Tax Map 226 Lot 021; seconded by W. Kimball*

UNANIMOUSLY APPROVED

Site Plan Review Application:

Lorena Clay-Cosmetology Salon: Tax Map 233 Lot 026, 120 Route 10
South Grantham, NH

L. Clay explained that she is looking to expand her salon by another 500 ft. They currently only have 500 sq. ft. which is pretty small and with the other salon in Grantham no longer in business; they are experiencing a high volume of new clientele.

L. Clay confirmed that they would not be changing the floor plan at all; there is a door way that was closed in that just needs to be reopened and the only other change that needs to be made is to put a wall up that will break down two spaces that have been opened up by the previous tenant.

K. Ryan asked where the third stylist station would be; L. Clay explained where the third station would be placed. K. Ryan confirmed that they would only be taking over the center space and not going all the way back to the end of the building.

C. Hanson confirmed that there would be no change in the current parking plan. W. Kimball thanked L. Clay for submitting a completed parking plan with their application.

With no further questions, *a motion was made by K. Ryan to approve the Site Plan Review Application as submitted for Tax Map 233 Lot 026; seconded by W. Kimball*

UNANIMOUSLY APPROVED

Sign Permit Application:

Lorena Clay-Cosmetology Salon: Tax Map 233 Lot 026, 120 Route 10
South Grantham, NH

L. Clay explained that she is looking to replace the current sign with a new updated sign. The new sign will be 3ft. x 3 ft. which is smaller than their current sign which is 5 ft. x 2 ft.

With no further questions, *a motion was made by M. Hutchins to approve the Sign Permit Application as submitted for Tax Map 233 Lot 026; seconded by K. Ryan*
UNANIMOUSLY APPROVED

Conceptual:

S. Beard explained that they would like to open up a automotive and small engine repair shop at the Grantham Garage 1205 Route 114 by the airport, which previously had a garage there. Everything would be the same; we would have the same space the only thing that would change is the name.

S. Beard asked if they would need to complete a site plan review or can they just do a name change. C. Hanson stated that if they are not changing the building or moving walls then they would not need to do a site plan review application unless there is a change in the business; like instead of being auto repair your heavy truck repair or something like that. C. Hanson stated that they would still need to do a sign permit as their sign is going to change.

C. Hanson stated that as long as they are not making changes to the Site plan or changes to the use of the property then they would not need to complete a site plan. S. Beard stated that there would be no towing, storage or impound lot. C. Hanson suggested that they look at the site plan permit that was for the previous auto garage and make sure that their business fits within the previous permit.

C. Hanson stated that last month the Planning Board received a letter from the Selectmen stating that the hours at the Mill that were permitted under the existing Site Plan were being exceeded.

M. Cote explained that the Mill would like to get their hours extended from week days 6am-8pm not to run the Mill but to work in the yard to take care of the logs and on Saturdays 6am-6pm. C. Hanson confirmed that this is not to run the Mill but to work in the yard. T. Allen asked what the current hours of operation for the Mill; M. Cote explained that the original plan was 6am-6pm but the Mill runs from 6am-4:30pm. K. Ryan confirmed that there is no Mill operation on Sundays.

C. Hanson confirmed that the original permit was for Monday through Friday 6am-6pm and 7am-12pm on Saturdays; these are the hours that were asked for originally and the hours that were approved. C. Hanson stated that if they wanted to submit an application to extend their hours of operation they are welcome to do so and the abutters will get notified of the hearing and they will be able to express their concerns about the hours of operation. C. Hanson explained the he is aware of the concerns as he hears the logging trucks drive by his house every morning at 5:30am and use their Jake brake and wake up the entire village. Several abutters expressed some of their concerns with their current hours of operation.

Other Business:

The deadline for the next Planning Board Meeting is April 10, 2014.

C. Hanson adjourned the hearing at 7:45 pm.

The next meeting of the Planning Board will be held on **Thursday, May 1, 2014** at 7pm in the Jerry Whitney Memorial Conference Room of the Town Hall.

Respectfully Submitted,

Jessica Smith
Planning Board Clerk