

**Town of Grantham – Planning Board
Meeting Minutes
August 7, 2014**

Chair Cal 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 Carl Hanson; Vice Chair Charlie McCarthy; Karen Ryan; Mary Hutchins; Alternate, Peter Guillette; Selectman Representative Warren Kimball.

Absent: Alternate, Thain Allan.

Public Attendance: Judith A. King; Robert A. Lewis; Aleene Hastings; Gene (Doodle) Barton; Richard Kaszeta; Ed Jenik; Mark Curtis; Karen Foster; Dan P. Foster; C. Peter James; Ryan Ray; Sabrina Graham; A. Wilson; Dave Wood and Doug Webb.

APPROVAL OF MINUTES:

Chair Hanson asked the Board members if there were any corrections to the June 1, 2014 minutes. (No meeting in July 2014) Karen Ryan stated that she had not been present at this meeting and Mary Hutchins last name was not correct. Chair Hanson stated there being no further corrections motion was made by Vice Chair Charlie McCarthy and seconded by Mary Hutchins as amended. ***Unanimously Approved***

New Business:

Annexation Application:

Town of Grantham/ Dunbar Free Library; Tax Map 237 Lots 005 & 006 – Land of Mildred F. Dunbar.

Chair Hanson said that the application was clear but asked Jenik if he would like to further explain. Jenik stated that about five (5) years ago the library acquired the

property adjacent to the property wanted to expand and that the architect they hired suggested merging the two (2) lots together so the building would not be on two (2) lots but one (1). Chair Hanson said that the members were familiar with the area and asked if there were any further questions or concerns. Vice Chair McCarthy said that he had a question and pointed out on the copy of the map they had received that it looked like the lots had been merged back in April of 1982. Jenik explained that was a small piece of land that originally was behind the library that had been merged at that time and the one being discussed at this time is the adjacent lot.

Ryan asked what the status was of the water pipe on the Dovie Story property. Jenik said that the Story's had a right of way and also have their own well. Ryan asked will the addition go over the water line. Jenik said no, the water line goes behind the property. Wilson stated that there was some sort of easement in the original plans. At this time Chair Hanson stated that the only concern this evening was that these two lots be merged. There had already been much discussion of the wells that originate on the property between Route 10 and the river. There being no further questions Chair Hanson entertained a motion to approve the annexation.

Motion by Vice Chair McCarthy and seconded by Karen Ryan.

Unanimously Approved

At this time Chair Hanson apologized for not mentioning earlier to appoint Planning Board Alternate Member Peter Guillette a voting member for tonight's meeting.

Boundary Line Adjustment Application:

Douglas Webb Jr.; Tax Map 237 Lots 54, 54.1 & 54.2 Split Rock Road

Chair Hanson stated the application before him was the boundary line adjustment for Webb. Wilson said that since Webb had not arrived yet he would like to point out a few minor adjustments he had made on the plans and handed the new updated copies out to the members. At this time the members looked over the adjustments as Wilson explained where on the plans the changes had been

made with regards to the property location of pins and 211.8 feet frontage on Split Rock Road.

Chair Hanson stated that now the Board has an idea of what Wilson is proposing was there anyone from the public that would like to speak.

Mark Curtis asked for an explanation as to the difference between the changes in the lot sizes and Chair Hanson explained and asked if there were any further questions from the abutters.

Abutter Robert Lewis said he felt the map they were looking at had significant omissions on it. Chair Hanson asked Lewis if he could specify. Lewis stated that there were certain issues surrounding Split Rock Road and proceeded to pass out some information that he had compiled to the Board. Guillette asked what issues they were talking about. Lewis said he wanted to make sure that everyone understood the difference between Sugar Wood and Sugar Wood II.

This is the proposed subdivision name for the new application. He (Lewis) informed the Board that Sugar Wood Association is not in any way affiliated with Sugar Wood II, that they were two (2) completely different entities. Lewis stated that it is not Phase II as it was referred to back in 2000, it is a completely different subdivision with its own covenants, restrictions etc. Lewis continued, back in 2000 the Board had approved a plot plan for this subdivision and stated that he had highlighted those areas on the map and they have been omitted on the new map Wilson had presented. Lewis brought up the fact that back then the residents of Sugar Wood had the responsibility of four (4) of the lots to share in the maintenance/cost of that road. Chair Hanson said that he recalled that meeting. Lewis brought up the fact that a recreational access easement for the pond had been made and ingress and egress over Split Rock Road had been granted to the Sugar Wood Association.

Chair Hanson stated that with respect to the easement that was given in 1994, unless it's been revoked, it is still there even if it doesn't show up on the plan. Hanson agreed, however, with Lewis that it should be shown on the plan for clarity sake. Lewis stated that he would encourage the Planning Board to included this on the plot plan prior to approval.

Chair Hanson agreed. Lewis asked the Board to reconsider, have the map redone, and include the explicit conditions he mentioned to them. The Planning Board order must be very explicit that these conditions are on the approval to be entered on the boundary line adjustment map. Chair Hanson said he agreed.

Mark Curtis spoke of what has been stated by Lewis is in his proposed deed. Chair Hanson then said that he would like to see a copy of the proposed deed.

Abutter Ryan Ray said he had a clarifying question; he noticed a board member saying that it's "not really" the owner's responsibility and wanted to know what that meant. Chair Hanson stated that the proposal is to change some boundary lines on some existing lots, to move them one way or another, all the other rights of these lots are staying the same so in that sense it's "not really" affecting the other land owners. Chair Hanson continued to say the concerns that have been raised here are issues that are not particularly clear on this subdivision plot and has been suggested that they should be included on the plan. Guillette stated the most practical way to handle this was to have the map/plan redone with the appropriate notations noted on it.

Chair Hanson stated the one question he did have back in 2000 when this notation about the requirement for lots that were using Split Rock Road is to share in the road expenses. There was discussion on what should be included in the language of the new plan and future deeds regarding the road maintenance.

Dan Foster stated that the Sugar Wood Association currently maintains the road and divides all the costs up between the landowners that currently live on Sugar Wood Lane and Split Rock Road. He wondered what the problem was whereas they all agree that the responsibility is there for everyone. Chair Hanson stated that there is clearly some confusion as to who is taking care of the road.

Doug Webb stated that his subdivision was approved, why are they revisiting something that was approved and Chair Hanson asked him to present the Board with an updated map that shows the new changes, because on the current plan

that was presented to the Board it does not show this. Lewis asked, that until these changes have been made, if the Board would continue this application until the next Planning Board meeting. Ryan asked if Wilson could add the language into the new plan and Wilson stated he had no problem with doing that. There was discussion regarding this language be put into a new plot plan.

Webb wanted to know if they come back in September what do they need to get this approved without it be ongoing. Chair Hanson explained to Webb that the Board needs the language from the 2000 subdivision included on the new plan with reference to the new lot numbers, and reference to the easements that are encumbering these properties. Wilson stated he would take care of this.

Vice Chair McCarthy stated that he was not ready to vote affirmatively on this plot plan tonight per the discussion this evening. Wilson asked the Board if they could give conditional approval. Chair Hanson stated that it was not appropriate to do that this evening and that the Board needed to “see” it on the final plan before going further for approval.

Chair Hanson entertained a motion to continue this hearing until September 4, 2014 pending an amendment to the plot line adjustment plan. Motion by Karen Ryan and seconded by Vice Chair Charlie McCarthy.

Unanimously Approved

Correspondence:

1. G.H. Evarts & Co. letter to the Town of Grantham Planning Board.

Chair Hanson said a letter had been received from G.H. Evarts & Co. withdrawing his application and stated that Vice Chair McCarthy had wanted to discuss this.

Vice Chair McCarthy stated that at the June 2014 hearing the Board had voted to have a letter explaining to Mr. Evarts that what he was presenting had to go to the Zoning Board of Adjustment, and the letter was sent without proper identification meaning it was not on the Town letterhead and whose signatory was on it. McCarthy said that when Evarts received the letter he was unhappy about the professionalism of the letter and that he (McCarthy) would

have to agree with this, and felt that a letter of apology should be sent and explain why he got this letter especially since it was sent certified. Chair Hanson stated he felt it was an oversight and it was pretty clear that Evarts understood who it was from, but agreed a letter of apology with regards to the letter head missing on the letter. McCarthy continued that Evarts also had withdrawn his application for additional hours and McCarthy asked the Board if it would be appropriate to act on Evarts original request. Chair Hanson stated that Evarts can withdraw his request and once the applicant withdraws the application your done. If he wants to change the hours that he was upgrading he would have to submit another application and there's nothing to say that he might succeed.

2. Dave Wood, Grantham Conservation Commission
Proposal from the GCC for proposed warrant article.

Chair Hanson stated that Dave Wood was here this evening to propose a warrant article and asked Wood to explain to the Board his intent.

Dave Wood said that back in 2012-2013 the Grantham Conservation Commission had put forward warrant articles to add additional monies or a bond to purchase open space land which was turned down. Now the GCC and Open Space Committee are trying to come up with some new options to purchase open space land. In other communities this has happened. Wood stated that he has met with the Selectmen and plans for a future meeting with the Selectmen and other area towns' representatives that have the knowledge and experience. Vice Chair McCarthy asked if a member from Planning Board should be presence at this meeting that he would attend.

Chair Hanson said that the town has purchased property before and there is a process and very cumbersome and difficult to go through with it, but it seems like a lot of responsibility to put on three (3) people to encumber the town for 15 years to be paying taxes on this. Selectmen Representative Kimball said that after Wood had spoken to the Selectmen he (Kimball) had asked Wood to go before the Planning Board to speak with them and to other Boards so as to get feedback and have better understanding before going to the towns people to vote on this.

3. C. Peter James, Sandwich Board Signs

Chair Hanson said to Mr. James that the Board had received the letter regarding the signs.

C. Peter James stated that the letter was pretty self explanatory and approximately three (3) years ago the Planning Board had been involved in sandwich board signs and at the time there was a lot of discussion about this and he mentioned the regulations in the town of Newport that were enforced and thought that is what was going to be happening here. James continued here (Grantham) there seems to be a lot of off premise signs and no regulation of signs and that there is signage all over town from for- sale signs to real estate and business advertisements and finds it unattractive and other towns in New Hampshire that regulate this and feels this is something the Planning Board should think about.

Chair Hanson stated that off business signs are not allowed, but directional signs are. James said that they are still regulated by state laws and didn't know how many years you have to look at specific real estate signs at the end of the street or damaged signs that give the impression the Town of Grantham doesn't care what they look like and that's how he (James) feels about it. James went on to say that he wants the town to look nice and he takes care of his corner on Split Rock Road/ Dunbar Hill Road that now has signage.

Chair Hanson stated that he understands and thinks that part of this is an enforcement issue and will look into amending the sign regulations. James stated that is all he is asking.

Vice Chair McCarthy stated all that has been voiced is not a Planning Board issue, but the Selectmen's concern and all of this information pertaining to signage is in the Zoning Board of Adjustment manual.

Guillette stated that he takes a great deal of pride also and agreed with James that this should be brought up to the Select Board and thanked him for bringing this up. Ryan asked if the Highway Department has the authority to go around

and remove signage. Select Board Chair Kimball stated that it would be up to the Selectmen as to who they would delegate to handle this. Hutchins suggested calling the realtors and informing that way and Kimball said that would probably be a better approach.

At this time Chair Hanson thanked Mr. James for coming to the Planning Board with his concerns.

Adjournment:

Chair Hanson made a motion to adjourn the meeting. Motion by Vice Chair McCarthy and seconded by Karen Ryan to adjourn the meeting at 8:45 p.m.

The deadline for the next Planning Board meeting is August 14, 2014.

The next Planning Board meeting will take place on September 4, 2014 in the Jerry Whitney Memorial Conference Room of the Town Hall.

Respectfully Submitted,

Martha Norris
Standing in for Clerk Jessica Smith