

Approved

Planning Board Meeting Minutes

April 7, 2016

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 Carl Hanson, Vice Chair Charlie McCarthy, Mary Hutchins, Selectmen's Representative Warren Kimball

Meeting minutes: Secretary Nikki Arsenault

Absent: Peter Guillette and Thain Allan

Public Attendance: Jessica Davis, Kate Viles, Michael McCrory, Karen Seamans, Todd Brown, Andrew (Drew) Edmunds, Joe Brown

Approval of Minutes

Chair Hanson asked the Board members if there were any corrections or changes to the March 3, 2016 minutes.

Hutchins proposed the following change to page 4:
The word "proposed" should be changed to "posed".

There being no additional changes to the March 3, 2016 minutes, a motion was made by Warren and seconded by Hutchins to approve the minutes as amended.

Unanimously Approved

New Business

a) Sign Permit Applications:

1. Application# 04-2016-001: Northwind Security Products, LLC - Grantham Greenway signage
Tax Map 226 Lot 020
2. Application# 04-2016-002: Northwind Security Products, LLC - Sawyer Brook Plaza signage
Tax Map 233 Lot 026

Chair Hanson announced that the Board would now consider the two sign permit applications from Northwind Security Products, LLC regarding Grantham Greenway and Sawyer Brook Plaza. Hanson confirmed with Northwind Security Products, LLC's representative Edmunds that the current sign will be replaced with a new sign with solar-powered lighting. Edmunds added that the new sign will be located in the same place. Hanson noted that there are some regulations with respect to the lighting and electricity usage. Vice Chair McCarthy questioned the exposure facing of the sign in order to increase exposure. Edmunds replied that the sign will be visible from both directions. At this time, Edmunds provided updated copies of the sign design showing the colors and text that will appear on the signage. Hanson noted that there is a zoning statute which states that the lighting must be turned off at the end of business hours.

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McCarthy questioned if the signs would be in the same location and Edmunds noted that the sign would be moved slightly to improve exposure. Hanson noted that he might want to check with the Department of Transportation to be sure the setback is respected. Hanson added that the sign ordinance interpretation should be clarified and/or checked. The square footage should be ok but that won't need to be addressed at the moment. Hanson then brought up the Sawyer Brook sign and Edmunds shared that this sign will need to be completely replaced; the lighting will remain the same. A member of the public asked if the sign in question could potentially remain lit considering that the bank (ATM) in that plaza is open 24 hours. There was some discussion questioning if there was a light at the ATM but no one could be sure. Following a question from Hutchins, it was clarified by Hanson and Edmunds that this sign permit is for a sign that will replace the existing sign. Edmunds shared that many of the plaza tenants would like more exposure for their businesses. With respect to the lighting, Hanson noted that it "shall be shielded in such a way to not cause glare or distraction for passing traffic."

Chair Hanson announced that he would entertain a motion to approve:

Grantham Greenway: McCarthy made a motion to approve and Hutchins seconded.

Sign Application Unanimously Approved

Chair Hanson announced that he would entertain a motion to approve:

Sawyer Brook: Hutchins made a motion to approve and McCarthy seconded.

Sign Application Unanimously Approved

Old Business

None

Conceptual:

- a) Conceptual# 04-2016-003: Joe Brown - Brownz Landscaping & Property Maintenance
Proposed building presence 151 RT10 North, Grantham Tax Map 226; Lot 20

Todd Brown, representative for Brownz Landscaping & Property Maintenance was introduced to the meeting. Brown greeted the Board and confirmed that everyone had a copy of the updated letter indicating the desired operating hours at 151 RT10 North. The proposed building would be mainly landscaping equipment and storage. Brown noted that the proposed building would not be used for sales. Brownz Landscaping is the current company hired for property management at 151 RT10 North. Hanson confirmed that this would be located at Grantham Greenway. Edmunds provided an overview of the site layout for the location in question. Unheated garage, no septic. Hanson added that the slope to the building looks very steep. Hanson reminded attendees that this is merely a conceptual review, and the questions raised are asked in order to clarify points that may be addressed later during a site plan review. He is concerned that the fire department may not be comfortable with the driveway in case they need to go down there. Hanson recommended that the fire chief take a look at the plan. He also questioned the presence of lighting on site. Edmunds replied that there will be a conduit down to the building. Hanson noted that the site plan should include a description of the type of lighting (motion censored, etc). There will be no office space or heating. Hutchins asked what type

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of building this would be and Edmunds confirmed that it would be a vinyl sided structure. She also noted that there is quite a bit of fill in that particular section. Hanson asked if there were further questions and McCarthy added that any additional information could be addressed after they submit a site plan application.

Correspondence:

- a) Wetlands correspondence – Eastman North Cove, West Cove, and South Cove – beach replenishment projects:

Hanson noted that these packets were likely submitted to the Grantham Conservation Commission in regard to the work that the ECA anticipates completing in Eastman. The Planning Board receives these as a courtesy but they will not need to make a decision.

Other:

Pawsitive Kinection Training Center: Hanson asked if there was further business and Edmunds introduced a potential tenant for the property at the Sawyer Brook plaza. Edmunds knows there is a site plan review required, but was not sure if there were any zoning issues or approval that needed to be addressed. Potential tenant Jessica Davis noted that she had a written summary of her business in order to inform the Board the type of services that would be offered in this location. McCarthy confirmed the location of the space and Davis noted that they will offer dog training, holistic groomer, and other naturopathic services. These services would complement the services provided by the veterinary practice in the same plaza. Hanson suggested that Davis look at the site plan application; there are checklists for what needs to be provided. With regard to whether or not they will need to go before the Zoning Board, Hanson reminded that the Planning Board does not have the jurisdiction to comment formally on zoning questions. He suggested that Davis appear before the Zoning Board on a conceptual basis in order to ask the questions brought before the Planning Board this evening.

Grantham Master Plan – 2016 Update: Michael McCrory provided a handout to the Board detailing the Grantham 2016 Master Plan updating process. The handout covers the following topics: demographics, land use, land use – non-residential development, land use – residential development, transportation – regional connections, transportation – major local themes, and community services. McCrory and the Committee he represents are in the process of reaching the final stages before beginning the draft chapters. He is at the meeting to report the findings and to overview the current results. McCrory noted that they received 680 responses which is approximately one third of the population. They will not be making any changes in relation to the structure of the plan.

Page-by-page overview given by McCrory:

Page 1 – Demographics – a general population overview. Brighter orange and red areas indicate higher density areas. They've worked statewide with a demographer who does population projections. This is where this information was obtained. This area has seen dramatic population growth and how this effects land use and residential structure is important to consider as well as the demand on natural resources. People seem happy, in general, with the services the town is providing.

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Page 2 – Land Use – The response received was consistent with the master plan in that people value the rural character of the community over opportunities for economic development; at the same time, they appreciate that the Exit 13 area provides some commercial opportunities. The information on this page is important because it determines how we will work with Open Spaces, residential and non-residential development.

Page 3 – Land Use: Non-Residential Development – there is a strong bias toward commercial over industrial. McCrory reminded that this is what people would like to see rather than a keen scientific analysis. For non-residential development, people want smaller local services, no massive regional attractions. What kind of regulations can be adopted and what will be considered reasonable? The existing zone map is a good representation.

Page 4 – Land Use: Residential Development – There's a mix of general ambivalence with regard to the issue of residential development. Approximately 40 percent of residents are in favor with another 32 percent having no opinion. Due to this information, the master plan will be drafted to reflect that development will likely match areas of population growth accordingly. There is a strong push against mobile homes and apartments. McCrory reminded that there are laws requiring towns to have available affordable or "workforce" housing. This type of housing is often inaccurately associated with "low income" housing. Moving forward, there will need to be a larger discussion regarding this subject and the nuance between affordable housing and low-income housing. McCarthy noted that there is a state-mandated percentage (51%) of rentable housing that is required to be available. The Board noted that this is a topic that was previously discussed years ago by the Planning Board, and the town was found to be in compliance. McCrory noted that he sees this important because Grantham is primarily a residential area rather than a service area. Hanson made note of the statute about mother-in-law apartments going into effect later this year, and the Zoning Ordinance will likely need to be updated accordingly.

Page 5 – Transportation: Regional Connections – I-89 is an important feature for Grantham. They asked about the following topics: development potential at Exit 13, regional connectivity, likely influences upon development potential, and environmental impacts.

Page 6 – Transportation: Major Local Themes – People are overall very happy with the way roads are being maintained. It is important to take into account the other modes of transportation. The village is ripe for a discussion about bike/pedestrian needs. What kind of outreach activities can be done to figure this out and potentially add it to the master plan in case funding becomes available? McCarthy, Hanson, and Hutchins noted that there was a pedestrian path project taken up years ago. It will be important to consider this in addition to potentially look at what has taken place, and is being planned, in Eastman.

Page 7 – Community Services – The biggest stand-out opportunity for the town is the blue section ("no opinion"). McCrory noted that he can share the full results of the survey so that the Board can also view individual comments regarding the town's services. Perhaps a community outreach day can be organized about or around some of these topics (fire protection, police protection, the library, etc.)

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Hutchins added that one of the main problems facing the community is lack of participation and awareness. Hutchins noted that with respect to the subject of workforce/affordable housing, is there a way for us to work on this area? McCrory that it could be possible to pull the information from 2012 and update it, although it is very important to note that there is a large margin of error with respect to the census data.

Hanson noted that the best next step for the Master Plan project will be for the Planning Board to receive a completed draft to view before it goes to the final hearing. McCarthy added that it will be important for this to be available before the next Town Meeting. McCrory noted that a draft will likely be available in June. He noted that he will be curious to see the draft of the Open Spaces plan to see how the topic of natural resources will be addressed. Grantham has an abundance of valuable resources and McCrory would like to use their plan as a guideline.

Election of Officers:

Hanson noted that it was time to elect officers.

A motion was made by McCarthy to re-elect Carl Hanson as Chair.

Kimball moved to accept Hanson as Chair and Hutchins seconded the motion.

Unanimously Accepted and Approved

Chair Hanson noted that he spoke with Guillette and that Guillette was willing to run for the position of Vice Chair.

McCarthy moved to accept Guillette as Vice Chair and Kimball seconded the motion.

Unanimously Accepted and Approved

Adjournment:

Chair Hanson asked for a motion to adjourn the meeting. A motion was offered by McCarthy and seconded by Hutchins to adjourn the meeting at 8:08 p.m.

Unanimously Approved

The deadline for the next Planning Board meeting is April 14, 2016.

The next Planning Board meeting will take place on May 5, 2016 in the Jerry Whitney Memorial Conference Room of the Grantham Town Hall at 7:00 p.m.

Respectfully Submitted,



Nikki Arsenault
Planning Board Clerk
April 14, 2016