

**APPROVED**  
**Town of Grantham**  
**Planning Board Meeting Minutes**  
October 6, 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, Selectmen's Representative Warren Kimball, Mary Hutchins

Meeting minutes: Nikki Arsenault

Absent: Vice Chair Peter Guillette, Thain Allan

Public Attendance: Bradford Atwood, Rich Kaszeta, Gladys Curtis, Mark Curtis, C. Peter James, Milosz Mitura, John Eylander, Karen Foster, Dan Foster, Nicholas Paddock, Kenan Gardner, Doug Webb

**Approval of Minutes**

Chair Hanson asked the Board members if there were any corrections or changes to the September 1, 2016 minutes:

There being no changes to the September 1, 2016 minutes, Hanson entertained a motion to approve the September 1, 2016 meeting minutes as written.

A motion was made by Hutchins and seconded by Kimball to approve the September 1, 2016 minutes.

***Unanimously Approved and Accepted***

Chair Carl Hanson noted for the record that he received phone calls from both Peter Guillette and Thain Allan that they would not be able to attend this evening's meeting.

**New Business**

**a) Sign Permit Applications:**

1. Application# 10-2016-002: Milosz Mitura – Business Signage for Axard / Tax Map 236 Lot 011 – 742 Route 114, Grantham, NH

1. Milosz Mitura, owner, announced that the sign he is applying for will be present at the business address on Route 114. He presented photos of an aerial view of the location of the signage. The sign will be posted just before the tree on the road, near the post. Discussion ensued between the applicant and the Board members regarding the exact location of the proposed signage. Kimball and Chair Hanson questioned if the owner has checked with the NH Department of Transportation (because Route 114 is a State road) to confirm that the proposed signage is far enough back from the road; Hanson added that the closest office is located in Enfield. The owner added for the record that the sign would be 4'x3' on a foundation and the colors of the sign will be red and white. Hanson questioned if the sign would be lit and owner confirmed that it would be. Hanson added that the sign could be lit, but not from the inside.

## **APPROVED**

Chair Hanson announced that he would entertain a motion to approve the sign permit application for Milosz Mitura, on the condition that the applicant check with the NH Department of Transportation.

Kimball made a motion to approve the sign permit application as submitted and Hutchins seconded the motion.

### ***Sign Permit Application Unanimously Approved and Accepted***

2. Application# 10-2016-003: Grantham Village School – Signage for the GVS Outdoor Classroom / Tax Map 233 Lot 075-002 – 75 Learning Drive, Grantham, NH

2. John Eylander approached the Board as a representative from the Grantham Village School Board and the Chair of the Outdoor Classroom Committee. The proposed sign will be composed of painted pvc (plastic). It will be posted directly on the building and will not have lighting. Chair Hanson asked what the square footage of the sign is and John replied that the total square footage is 18 square feet.

Chair Hanson announced that he would entertain a motion to approve the sign permit application as submitted by Grantham Village School.

Hutchins made a motion to approve the sign permit application as submitted and Kimball seconded the motion.

### ***Sign Permit Application Unanimously Approved and Accepted***

### **Old Business**

None

### **Conceptual**

a) Conceptual# 10-2016-001: Mark Curtis – Walker Pond access inquiry, 391 Split Rock Road, Grantham, NH – Tax Map 237 Lot 054-001

Curtis requested that the easement in question be put back to its original state as an access area. Hanson noted that the Planning Board does not have the authority to move any easement anywhere. Hanson added that the Planning Board never granted an easement and cannot take away an easement. Curtis disagreed with this statement and Chair Hanson noted that the Planning Board approved a lot line adjustment, not an easement; along with this lot line adjustment plan, there was an easement in the plan that was not properly delineated. Curtis interrupted Hanson and announced that he would see the Town in court. Hanson then echoed his previous statement that the Board is unable to do anything with respect to the easement; Curtis then stated that he wanted the Board to withdraw the easement and Hanson told Curtis that he could not do this. Curtis asked for clarification as to why he was told to come to the meeting and Chair Hanson replied that he was offered a conceptual review of the matter in question. Curtis then asked why the Board could not review the plan and Hanson clarified for Curtis that if Curtis has a plan for a subdivision, lot line adjustment, or annexation, the Board would be able to review any of the above. Curtis asked if there was an ethics committee in the Town because he wants someone to look into this matter; he considers the matter deceitful.

## **APPROVED**

Chair Hanson announced that he believes that they are at the end of the conceptual consultation. Brad Atwood, attorney for Sugarwood Farms, then asked to make a statement; as the representative of the home owners' association he noted for the record that they went through litigation in the Newport District Court; he provided a copy of the final court order for the record. Chair Hanson announced that he was not interested in hearing about this issue and noted once again that if anyone had a formal application to submit to the Board, they are welcome to do so. Curtis expressed angrily that he was told by the Town office that a conceptual meeting was what he needed. Hanson repeated that the Planning Board does not have jurisdiction to do what Mr. Curtis is asking the Board to do. Curtis asked what the Board does if someone lies to the Board; Chair Hanson replied that this is not a court; Hanson noted that he believed that the Conceptual Hearing has come to an end.

### **Other**

None

### **Adjournment**

Chair Hanson announced that he would entertain a motion to adjourn the meeting. A motion to adjourn was offered by Kimball and seconded by Hutchins to adjourn the meeting at 7:15 p.m.

### ***Unanimously Approved and Accepted***

The deadline for the next Planning Board meeting is Thursday, October 13, 2016.

The next Planning Board meeting will take place on Thursday, November 3, 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