

**APPROVED**  
**Town of Grantham**  
**Planning Board Meeting Minutes**  
September 1, 2016

Chair Carl Hanson called the meeting to order at 7:03 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 Peter Guillette, Selectmen's Representative Warren Kimball, Mary Hutchins, Charlie McCarthy (Alternate; voting at this meeting)

Meeting minutes: Nikki Arsenault

Absent: Thain Allan

Public Attendance: Judy King, Robert Lewis, Rich Kaszeta, Bridget Crowley-Brown, Brian Brown, Robert MacNeil, Karen Foster, Andrew Edmunds, Dan Foster, Patricia MacNeil, C. Peter James

**Approval of Minutes**

Chair Hanson asked the Board members if there were any corrections or changes to the August 4, 2016 minutes:

There being no changes to the August 4, 2016 minutes, Hanson entertained a motion to approve the August 4, 2016 meeting minutes.

A motion was made by Vice Chair Guillette and seconded by Charles McCarthy to approve the August 4, 2016 minutes.

***Unanimously Approved and Accepted***

Chair Carl Hanson noted that this is Charlie McCarthy's last meeting because he is moving out of town.

**New Business**

**a) Site Plan and Sign Plan Applications for Bridget Crowley-Brown:**

1. Application# 09-2016-001: Bridget Crowley-Brown – Massage Therapy at Sawyer-Brook Plaza / Tax Map 233 Lot 026 – 120 Route 10 South, Grantham, NH

1. Crowley-Brown introduced herself and noted that she has a massage therapy practice here in town at Sawyer Brook Plaza. Following a question from Chair Hanson, Drew Edmunds noted that the space she is occupying is the first business at the top of the stairs on the right in the Sawyer Brook Plaza building. Crowley-Brown added that there would be no change to the floor plan or the rental space. She confirmed, following a question from Chair Hanson, that she also submitted a sign plan application for the Board's review at this meeting. Chair Hanson questioned the Board if they had any additional questions about the site plan application. Vice Chair Guillette confirmed with the applicant that the space the applicant is currently in was used for the same purpose as did the former occupant.

## **APPROVED**

Chair Hanson announced that he would entertain a motion to approve the site plan application for Bridget Crowley-Brown.

Hutchins made a motion to approve the site plan application as submitted and Vice Chair Guillette seconded the motion.

### ***Site Plan Review Application Unanimously Approved and Accepted***

2. Application# 09-2016-003: Bridget Crowley-Brown – Signage for Massage Therapy at Sawyer-Brook Plaza / Tax Map 233 Lot 026 – 120 Route 10 South, Grantham, NH

Chair Hanson questioned if this sign would be 3' x 3' on the front of the clock tower building. The owner confirmed that there are additional signs there for current tenants, but no sign currently present for Crowley-Brown.

Chair Hanson announced that he would entertain a motion to approve the sign plan application for Bridget Crowley-Brown.

Vice Chair Guillette made a motion to approve the sign plan application as submitted and McCarthy seconded.

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

#### **b) Boundary Line Adjustment Application:**

1. Application# 09-2016-002: Robert MacNeil, Trustee – Yankee Barn Road Realty / Tax Map 226 Lot 018 – 163 Yankee Barn Road, Grantham, NH

1. Robert MacNeil introduced himself to the Planning Board and provided a map for the group showing the section of land in question; 5.68 acres are proposed to be transferred off of the 15 acre lot onto the larger lot. This boundary line adjustment would transfer the pump station for the septic and the fire pond onto the larger lot. MacNeil pointed out the stone wall boundaries for the proposed adjustment. In the proposed plan, they are allowing for a 250-foot fall for the cell tower. The section of land would be transferred from 226-018-0000 to 226-018-0001. Following a question from McCarthy, MacNeil noted that the new total acreage would be 134.75 acres on the larger of the two lots. Chair Hanson questioned what the easements are on the property and MacNeil noted that there are many. There are easements in place for utilities. McCarthy questioned if there was a pump for the fire pond, and MacNeil confirmed that this is correct. Chair Hanson noted the importance of the Planning Board receiving a mylar for this property within 30 days of approval.

Chair Hanson announced that he would entertain a motion to approve the boundary line adjustment on the condition that the applicant submits the mylar within 30 days.

McCarthy made a motion to approve the boundary line adjustment subject to receiving the mylar within 30 days. Vice Chair Guillette seconded the motion.

## **APPROVED**

### ***Boundary Line Adjustment Application Unanimously Approved and Accepted***

#### **Old Business**

None

#### **Conceptual**

Mark Curtis – Chair Hanson noted that Mark Curtis was not in attendance at the meeting. Chair Hanson noted that the time was 7:10 p.m. and Vice Chair Guillette moved to table the discussion until next meeting. Chair Hanson noted that he was unsure what Mark Curtis would request and agreed that if this matter will be on the agenda for next month's meeting, the Planning Board would notify the Owners' Association. Vice Chair Guillette asked if Curtis has complied with the court order, and a member of the public noted that to date he has not.

#### **Other**

Charles McCarthy, acting as a member of the public, brought a question to the Planning Board regarding his Eastman property. He noted that he purchased his lot in 1996. In 1999, he bought the abutting lot, and he merged the two lots; in the end his lot was declared to be lot 10. He later purchased lot 8 and merged that lot as well. The current potential buyers of his property are looking for proof that the merger includes lots 8, 9, and 10. McCarthy produced a letter from the buyer's attorney requesting clarification on the subject matter by the Planning Board. After reading the letter, Chair Hanson clarified that there is some ambiguity due to the fact that lots cannot be merged if they are not abutting lots. So, it appears that this letter is solely to request confirmation that these lots were merged.

Chair Hanson requested a motion that he be directed to sign this confirmation of abutting lots, the first in 1999 and the second in 2005.

Hutchins made a motion to direct Chair Hanson to sign this letter of confirmation on behalf of the Planning Board and Vice Chair Guillette seconded the motion.

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

It was noted by Chair Hanson for the record that McCarthy was not sitting at the table during this discussion and vote.

Chair Hanson noted that there are some upcoming Zoning Ordinance information regarding accessory dwelling units that will need to be reviewed by the Planning Board in the coming month(s). There will likely be hearings on this in November and December of 2016.

Hutchins asked if the Grantham Planning Board has its own rules of procedure and McCarthy provided a copy of this document for Hutchins.

## **APPROVED**

Selectmen's Representative Kimball noted for the record with regard to last month's meeting that there was some question of the Grantham Village School being charged for the building permit. They were only charged a fee for notifying abutters; the permit fee itself was waived.

### **Adjournment**

Chair Hanson announced that he would entertain a motion to adjourn the meeting. A motion to adjourn was offered by McCarthy and seconded by Guillette to adjourn the meeting at 7:33 p.m.

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

The deadline for the next Planning Board meeting is Thursday, September 8, 2016.

The next Planning Board meeting will take place on Thursday, October 6, 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