

Town of Grantham
Planning Board Meeting Minutes
June 1, 2017

APPROVED

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, Thain Allan, Mary Hutchins

Other Committee members present: Adam Ricker (UVLSRPC), Gene Martin (GMPC)

Absent: Vice Chair Peter Guillette

Meeting minutes: Nikki Arsenault

Public Attendance: Janice Vien, Sean Lyon, Brian Hasting, Corey Stone, Dexter Cancer

Approval of Minutes

Chair Hanson asked the Board members if there were any corrections or changes to the May 4, 2017 minutes.

There being no changes to the May meeting minutes, a motion was made by Kimball and seconded by Allan, with one abstention by Hutchins.

Approved and Accepted

I. Correspondence

- a) **Items Requiring Board Chair Signature** – Chair Hanson signed the items provided by the Planning Board Clerk which required his signature for processing.

II. Conceptual

- a) Brian Hastings provided a draft map of a proposed 2 lot subdivision. He would like to build an 18 foot wide road in order to maintain privacy; they would then form an association to maintain said road. Chair Hanson noted that there must be 250ft of total frontage for lot 2, it must be brought up to Town standards, and the fire trucks and equipment must be able to reach the properties. Hanson continued that the lot sizes are big enough if the road frontage is brought up to standards. Corey Stone - is there a time frame or permitting process for getting started? Hanson noted that the subdivision process is required before the land is deeded away but if they own the property, this may not apply. Dexter Cancer - how do they obtain the logistics for the road? Hanson noted that they could submit the final plan/plat prior to the road being brought up to standards; the approval would then be conditional upon the road being finished. Hanson added that the Road Agent should be involved in the inspection of the road.

- b) Janice Vien and Sean Lyon (Grantham Greenway) – is it permitted for a small apartment to be located in the commercial (Business District one)? Hanson noted that it appears that within the Zoning Ordinance, it would be a permitted use. Hanson added that the owners would have to talk to a septic design specialist to be sure it would meet the proper specifications. Vien - are tiny houses permitted? Hanson answered that there are no restrictions regarding the tiny houses but the septic would be the issue (the applicant added that it would use the same septic system as noted above). Allan further noted that it would be important to take into account the size of the parking lot, i.e. 50 percent of the area of the lot. Vien - are there any regulations about composting toilets? Hanson noted that she should check with the State.

III. New Business

a) Grantham Master Plan Draft:

Discussion: Hanson noted that he is very pleased with the draft of the Master Plan. The Planning Board will have a chance to review the document before they schedule a public hearing. Allan provided an overview of the tone of the plan; he noted that the Committee was very concerned that the document not be dictatorial. Therefore, they chose alternate words for this purpose. With regard to land use and community land use, there was extensive debate regarding the cost/benefit surrounding this subject. Martin noted that the community input was paramount and they tried to stick to this; they were very careful that this be the guiding course for the Master Plan Committee. Discussion ensued regarding the amount of discussion the MPC had regarding the scale of buildings and Ricker noted that the results of their findings were that the contiguous esthetic of the building was deemed more important than the scale or size.

Chair Hanson noted that there were a few words that jumped out at him; one thing that may be helpful, the concept of multi-uses - this is not addressed in the Zoning Ordinance. Can mixed use be further considered? Can there be a reference in the Master Plan that in more densely used areas that multi use can be appropriate? Allan noted that when they had these discussions, the Committee discussed that this is likely the job of the Zoning Board. Ricker then referred to page 37, and suggested to consider potentially adding a bullet saying that except where these uses can exist in harmony. Hanson further added that on page 11 with regard to trails maps, the MPC could reach out to the Grantham Conservation Commission to check with them regarding their work on this particular topic. Hutchins agreed to follow up with regard to tracking down additional trail maps. The group then agreed that the Public Hearing for the Grantham Master Plan will be held on Thursday, September 7, 2017.

Adjournment

Chair Hanson announced that he would entertain a motion to adjourn the meeting. A motion to adjourn was offered by Allan and seconded by Hutchins to adjourn the meeting at 7:55 p.m.

Unanimously Approved

The deadline for the next Planning Board meeting is Thursday, July 13, 2017.

The next Planning Board meeting will take place on Thursday, August 3, 2017 in the Jerry Whitney Memorial Conference Room of the Grantham Town Hall at 7:00 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Nikki Arsenault".

Nikki Arsenault, Planning Board Clerk