

Town of Grantham
Planning Board Meeting Minutes
September 7, 2017

APPROVED

Chair Carl Hanson called the meeting to order at 7:00 p.m. The meeting was held in the Lower Level of the Grantham Town Hall located at 300 Route 10 South in Grantham, NH.

Present: Chair Carl Hanson, Vice Chair Peter Guillette, Thain Allan, Mary Hutchins, Selectmen's Representative Warren Kimball

Meeting minutes: Nikki Arsenault

Applicants and Members of the Public: Linda Martin, Gene Martin, John Parsons, Bob MacNeil, Ernest Collier, Don McCormick, Dennis Ryan, Carolyn Ryan, Michelle Boucher, Martha Caskey, Janice Vien, Sean Lyon, Tom Jones, Richard Hocker, Rich Kaszeta, Melissa White, David Wood, TJ O'Hara, Jess O'Hara, Rae Tober

Approval of Minutes

Chair Hanson asked the Board members if there were any corrections or changes to the August 3, 2017 meeting minutes. No corrections or changes were requested.

There was a motion to accept the minutes as written by Allan; seconded by Guillette.

Unanimously Approved and Accepted

I. Correspondence

- a) **Upcoming Conference** – SFI Implementation Committee: September 22, 2017
- b) **Town of Grantham v. Stocker Brook Realty, LLC and G.H. Evarts & Co.** – Notice of Decision for Case No. 220-2014-CV-00092 – A copy of this Notice of Decision will be mailed to abutters by the Planning Board Clerk.

II. New Business

a) **Site Plan Application:**

- 1. Application# 09-2017-001: SJG 2014 Revocable Trust (Janice Vien & Sean Lyon) – Change of Use – To Renovate Office into Tiny Apartment – Tax Map 226 Lot 020-001 at 149 NH Route 10 North

Discussion: Janice Vien stated she and applicant Sean Lyon currently use the location above as a yoga studio and office space. They are proposing to change the office space into a "tiny" apartment which will include a patio, shed, and the addition of three parking spaces. She added that the shed will be used only for storage. Mary Hutchins asked what the total square footage will be, and if the well and septic are adequate for the proposed project and Vien replied that yes, they are adequate and the square footage is 270ft. Hanson noted for the record that this property is

slightly unusual in the sense that there is residential and commercial use on the same property. He further added that according to the Zoning Ordinance, both of these uses are allowed.

Vice Chair Guillette moved to accept this application as presented and Allan seconded the motion. All in favor.

Unanimously Approved and Accepted

b) Site Plan Application:

2. Application# 09-2017-002: Northwind Security Products / Thomas O’Hara – For a Therapy Clinic for All Ages – Tax Map 226 Lot 020 at Grantham Greenway

Discussion: Thomas O’Hara announced that their application is for a multi-disciplinary therapy clinic, which will likely include speech, physical and occupational. Chair Hanson confirmed with the applicant that the hours will be as specified in the application. Hanson asked if there were any questions regarding the application; there being no questions, Hanson asked for a motion to approve the site plan application as submitted.

Allan made a motion to approve the site plan application as submitted and Vice Chair Guillette seconded the motion. All in favor.

Unanimously Approved and Accepted

c) Sign Permit Application:

3. Application# 09-2017-003: Northwind Security Products / Thomas O’Hara – For Signage for proposed Therapy Clinic for All Ages – Tax Map 226 Lot 020 at Grantham Greenway

Discussion: Thomas O’Hara provided an updated visual representation of the “Spark” sign because it has changed since the conceptual hearing last month. Chair Hanson noted that the sign provided is well within the size limit. There being no questions regarding the application, Chair Hanson asked for a motion to approve the sign permit application as submitted.

Vice Chair Guillette made a motion to approve the sign permit application as submitted and Hutchins seconded the motion. All in favor.

Unanimously Approved and Accepted

d) PUBLIC HEARING – Grantham Master Plan (2017 Draft)

Discussion: Chair Hanson announced that the purpose of tonight’s hearing is to consider any input the public has regarding the draft of the Grantham Master Plan. The Board can vote to approve the Plan at tonight’s meeting, or, the Board may find that there are substantial enough changes to postpone the Public Hearing so that the public may have ample time to review these changes. Hanson asked if anyone from the Master Plan Committee would like to offer an introduction regarding the Plan. Hutchins offered a reading of the “Implementation” section on page 5, noting the importance of the

implementation and follow-through of the Boards on the Master Plan in order for the Plan to come to fruition. Allan added that the Committee worked hard to reflect the feedback received from the community survey and that the overall theme and tone that the Committee worked toward was to be advisory in nature, not dictatorial.

It was noted for the record that the grammatical and stylistic changes submitted by Kenneth Story have been taken into account. Chair Hanson stated that he has had a chance to review these suggested changes and that he would like them to be adopted and incorporated into the Master Plan. Due to the fact that these are not substantive changes, Hanson suggested that these be adopted without the need for an additional hearing.

Member of the public Ernie Collier noted for the record that on page 30 of the document (Open Space Inventory) his property is incorrectly identified as being in conservation. Following a brief discussion, Adam Ricker of the UVLSRPC noted that a property owner is the only person who can place a property into conservation; Allan added that the information in this particular inventory is unintentionally erroneous and needs to be corrected in the Open Space Plan.

Conservation Commission Chair David Wood commended the Master Plan and Open Space Committees for their work on bringing this document to fruition. The Grantham Conservation Commission appreciates the emphasis on the conservation of open space. In terms of additions, he asked that the Board consider adding the topic of the Emerald Ash Borer and how the Town will deal with the likely infestation of Grantham's ash trees in the years to come. He noted that there are a few different options as to how the Town can handle this; do nothing now and raise the budget later; set up a fund in anticipation of this issue; or expend funds to train Grantham staff to take out trees as needed in the future. Either way, he believes this should be addressed in the Master Plan document. In response to this, Allan noted that a reference could be made on page 55 under "maintaining open communication with utility companies". Following additional discussion, it was decided to add language to the Plan suggesting statewide communication; Hanson suggested adding a bullet point suggesting "maintaining communication with the utility companies and the State regarding changes in the New Hampshire Forest and how they impact roads and utilities". Ricker suggested adding "with utility companies and State Officials".

Member of the public Sean Lyon made a comment regarding the transportation section on page 10 given the recent updates (upgrades) to the Recreation Park. With respect to transportation, the Village District and the Recreation Park – how can Grantham link and encourage these two entities if the vision of the Master Plan? Allan answered that he was unable to locate the exact language in front of him, but that the Committee discussed this at length and this topic was most certainly addressed in the Plan. Lyon further commented that on page 46, he doesn't see any interconnection between anything beyond the Village stated in the given language. He stressed the importance of language connecting these two areas, especially for funding opportunities in the future (grants) in the vision statement of the document.

Hanson answered that he believed the language is generic enough to encompass these ideas. Rich Kaszeta mentioned the importance of including the concept of towns coordinating with one another so that transportation can be bettered and more interconnected between surrounding municipalities as appropriate. Allan suggested mirroring the tone of the language from the earlier discussion on utilities and how here we can also incorporate encouraging communication with state and regional entities.

Chair Hanson commended the Master Plan Committee on the completion of this monumental task. Allan then recognized the energy and thoughtful work of each Committee member individually. Chair Hanson motioned to approve the Master Plan, incorporating the changes and amendments as discussed during this Hearing. He then asked the Board to vote either in favor, or not, of the Master Plan as noted above.

All Board Members voted IN FAVOR of APPROVING this vote.

III. Other Business

a) Conceptual:

Don McCormick introduced Norwich Solar of White River Junction. He is in the planning stages of a 100Kw solar array; Norwich Solar will be submitting for a Variance from the Zoning Board, and then based upon the results of the Variance application, they will then approach the Planning Board with a formal Site Plan Review application.

b) Application# 08-2017-001: United Construction Corporation – For temporary “map” signage indicating lots for sale at the corner of Cote and Shedd Rd – Tax Map 241 Lot 007 – Michelle Boucher was in attendance at the meeting and described the application as submitted. Following a question from Hanson, Boucher confirmed that this sign is already posted in the location as described on the application. Selectmen’s Representative Kimball noted that this sign is on Town property and that she must approach the Board of Selectmen regarding this matter. Chair Hanson noted that the Board will re-visit this application as needed in the future.

c) Other:

Vice Chair Guillette announced that Steve Schneider, the new Executive Director for the Upper Valley Lake Sunapee Regional Planning Commission, has agreed to attend the October Planning Board meeting to discuss how the Board can best make use of UVLSRPC’s services.

Adjournment

Chair Hanson announced that he would entertain a motion to adjourn the meeting. A motion to adjourn was offered by Vice Chair Guillette and seconded by Allan to adjourn the meeting at 7:47 p.m.

Unanimously Approved

The deadline for the next Planning Board meeting is Thursday, September 14, 2017.

The next Planning Board meeting will take place on Thursday, October 5, 2017 in the Jerry Whitney Memorial Conference Room at the Grantham Town Hall Building at 7:00 p.m.

Respectfully Submitted,

Nikki Arsenault

Nikki Arsenault, Planning Board Clerk