

Town of Grantham
Planning Board Meeting Minutes
October 5, 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: Bryce Walker, Ty Mai, Brendan Malley, Don McCormick, Melissa White, Anita Raducanu, Alexander Raducanu, James Coakley, Steven Schneider

Approval of Minutes

Chair Hanson asked the Board if there were any corrections or changes to the September 7, 2017 meeting minutes. No corrections or changes were suggested. Hanson asked if there was a motion to accept the minutes as written:

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

Unanimously Approved and Accepted

I. New Business

a) Application – Merger of Abutting Lots:

1. Application# 10-2017-001: Melissa McEwen and Bryce Walker – For a Merger of Abutting Lots for Tax Map 213 Lots 020 & 021 at Eastman / Anderson Pond Section 3

Discussion: Following a question from Chair Hanson, applicant Bryce Walker noted that he and the co-applicant own both of the lots they are proposing to merge. Hanson confirmed that it appeared that all necessary application documents were in place; he asked if anyone had any questions pertaining to the application. No questions were raised. Chair Hanson asked for a motion to approve this application for a merger of abutting lots:

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

Unanimously Approved and Accepted

b) (New Agenda Item) – Visit from Upper Valley Lake Sunapee Regional Planning Commission:

Vice Chair Guillette introduced Mr. Steven Schneider, Executive Director of the Upper Valley Lake Sunapee Regional Planning Commission (UVLSRPC). Guillette noted that he invited Mr. Schneider

to share with the Board and community members the many services available from the UVLSRPC for municipalities. Schneider provided copies of the new Grantham Master Plan for Board members and then shared a brief history of his experience in the field. He noted that UVLSRPC is available to assist with a wide variety of services – documenting, mapping, hazard mitigation, hazardous waste collection and circuit rider services. Schneider added that they are always trying to better figure out how to make Sullivan County more resilient (job training, workforce development). Schneider can be reached via the UVLSRPC website.

Chair Hanson noted that the services provided to the Town by the UVLSRPC have been invaluable; Guillette added that he wished to commend the excellence of the UVLSRPC staff and that Grantham should consider utilizing a greater number of services moving forward. Allan added that the Commission’s work on the Grantham Open Space Committee was also excellent.

c) Site Plan Application:

2. Application# 10-2017-002: Northwind Security Products / Ty Mai – For a Standard Nail Salon – Tax Map 233 Lot 026 at Sawyer Brook Plaza

Discussion: Ty Mai provided a verbal summary of the business for which they are applying for a Site Plan Review. They are proposing to have a standard nail salon in the Sawyer Brook Plaza; he added that they have experienced staff and he believes that there is a demand/need for this service in the Grantham community. They are proposing the following hours of operation for the nail salon:

9:30am – 6:30pm Monday – Friday

9:30am – 5:00pm Saturday

Closed Sunday

Following a question from Chair Hanson regarding parking spaces, Mai noted that the nail salon would not likely have more than 3 or 4 patrons at one time, with 2 or 3 staff members who will park at the rear of the building. Hanson then requested that the applicant submit a designation of the parking spaces (i.e. which parking spaces are allocated for the nail salon) within the Sawyer Brook parking lot. There being no further comments or questions, Chair Hanson announced that he would entertain a motion to approve the application as submitted:

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

Unanimously Approved and Accepted

d) Sign Permit Application:

3. Application# 10-2017-003: Northwind Security Products / Ty Mai – Signage for a Standard Nail Salon – Tax Map 233 Lot 026 at Sawyer Brook Plaza

Discussion: The applicant confirmed that the proposed sign would be 5' x 3' and affixed directly to the outside of the building next to the Shepherd Realty sign. Following a question from the applicant, Chair Hanson noted that the sign may be lit only during business hours and that the light fixture itself must be pointed at the sign so as to not impair the vision of drivers passing by the building. There being no additional comments or questions, Chair Hanson asked for a motion to approve the sign permit application as submitted:

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

Unanimously Approved and Accepted

e) Site Plan Application:

4. Application# 10-2017-004: Norwich Solar Technologies / ECA Solar, LLC – For Installation of Ground Mounted Solar Array Panels – Tax Map 222 Lot 280

Discussion: Following a request from Chair Hanson to explain the project, applicant agent Don McCormick explained that the two separate properties will have separate arrays and meters even though they are on adjoining properties. He explained that this project was successfully granted a variance from the Grantham Zoning Board of Adjustments. McCormick explained that his company worked hard to identify a site that would not negatively impact the community (waste water treatment area). There are trees on site to act as a natural buffer. A wetlands delineation was also completed, the results of which indicated that no further permits were needed for this proposed project. McCormick explained that once the arrays are installed they are passive. There will be a couple of months at the most when there will be increased road traffic while the arrays are being installed. Following a question from Chair Hanson, McCormick noted that the ECA Board has approved this land for the use stated in this application and they have given permission for the applicant(s) to sign contracts for use and connection. Following a question from Vice Chair Guillette, McCormick noted that the average lifespan for this type of array is 25 years, at which point they have a responsibility to move the array, or they may sell it to Eastman if Eastman has interest in purchasing it.

Abutter James Coakley announced that he is in favor of solar energy and supports this project but is very concerned about the increased burden on Clearwater Drive with respect to increased traffic and vehicles for this project. Chair Hanson replied that the Planning Boards review of this application does not cover the use of this road and that the abutter may want to pursue other channels for reporting this concern.

Hutchins asked for a projected timeline for the project and Malley provided the following approximate timeline:

- Site clearing – 7-13 days; foundations – 3-6 days; racking and panels – 2-3 weeks; specialty low impact services – 3-6 days and 2-3 weeks; fencing – 3 days

Abutter Alexander Raducanu asked the applicant about the location, size and fencing surrounding the array. McCormick addressed these questions (please see site plan for detailed measurements) and noted that the fence itself will be a fixed knot wire fence that will allow the passage of small animals in and out.

Chair Hanson announced that he would entertain a motion to approve this site plan application as submitted:

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

Unanimously Approved and Accepted

f) Site Plan Application:

5. Application# 10-2017-005: Norwich Solar Technologies / VDE Solar, LLC – For Installation of Ground Mounted Solar Array Panels – Tax Map 222 Lot 281

Discussion: (Please see above.)

Chair Hanson announced that he would entertain a motion to approve this site plan application as submitted:

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

Unanimously Approved and Accepted

II. Other Business

g) Request to Update Meeting Minutes from August 2017 Meeting:

6. Request from Robert MacNeil to correct language in the August 2017 Meeting Minutes – the Board reviewed the verbatim text from the August 2017 meeting for the section pertaining to the changes requested by applicant Robert MacNeil. Following a brief discussion, the Board agreed to correct the minutes to reflect that the approved site plan hours to be 5:00am – 7:00pm. Chair Hanson requested two separate motions to approve the corrected language being added to the minutes for both the propane tanks and the hours of operation:
 - a. Allan made a motion to approve the correction of the word ‘septic’ to ‘propane’ tanks; seconded by Vice Chair Guillette. All in favor.
 - b. Allan made a motion to approve the correction of the hours of operation to 5:00am – 7:00pm; seconded by Hutchins. All in favor.

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 Hutchins to adjourn the meeting at 7:47 p.m.

Unanimously Approved

The deadline for the next Planning Board meeting is Thursday, October 12, 2017.

The next Planning Board meeting will take place on Thursday, November 2, 2017 in the Jerry Whitney Memorial Conference Room at the Grantham Town Hall Building at 8:04 p.m.

Respectfully Submitted,



Nikki Arsenault
Planning Board Clerk