

Town of Grantham
Planning Board Meeting Minutes
August 3, 2017

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, Vice Chair Peter Guillette, Thain Allan, Mary Hutchins, Selectmen's Representative Warren Kimball

Meeting minutes: Nikki Arsenault

Applicants and Members of the Public: Robert MacNeil, Patricia MacNeil, Thomas O'Hara

Approval of Minutes

Chair Hanson asked the Board members if there were any corrections or changes to the July 13, 2017 minutes.

There being no changes to the July meeting minutes, a motion was made by Allan and seconded by Guillette.

Unanimously Approved and Accepted

I. Correspondence

- a) **Upcoming Conference – Land Use Law:** Current Issues in Subdivision and Zoning

II. New Business

a) **Sign Permit Application:**

1. 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

Discussion: A representative for United Construction Corporation did not appear at the Public Hearing. Kimball provided a map to Board members showing that the proposed location of the sign is located on Town property. The Planning Board Clerk agreed to contact the applicant to follow up.

b) **Site Plan Application:**

2. Application# 08-2017-002: Yankee Barn Road Realty Trust – For proposed tenant Laconia-Best at 163 Yankee Barn Rd – Tax Map 226 Lot 018

Discussion: Robert MacNeil was present at the Public Hearing representing Yankee Barn Road Realty Trust. He noted that the 2010 Site Plan Review application for his original plan showed a loading dock off of a concrete abutment; he would now like to add a loading dock in the gable end instead, with up to five doors, two to start. He continued that all infrastructure and septic information is the same as was originally approved in 2010; the number of tractor trailer trucks will likely increase slightly to approximately 7 trucks per day. Vice Chair Guillette asked where MacNeil

planned to move the septic tanks and MacNeil replied that they would be moved to the northwest corner of the property near the fire suppression pond.

Allan asked what the proposed tenant will be storing in the space and MacNeil responded that it is proposed to be warehouse space occupied by Laconia-Best. According to MacNeil, they are licensed general warehouse contractors and also supply beer and liquor for the State Liquor Stores. Kimball asked what the hours of operation will be for this tenant and MacNeil replied 6:00am-5:00pm (original plan stated 5:00am – 7:00pm). Guillette then questioned what type of surface would be installed at the site of excavation (where the large trucks will turn around) and MacNeil replied that it will likely be concrete or some other hard surface paving. MacNeil agreed to provide an as-built document when the work is complete; he further added that he anticipates the new tenant will take possession in March.

Chair Hanson asked for a motion to approve the Site Plan application as submitted, with the condition that an as-built plan be submitted.

Guillette made a motion to approve the Site Plan application with the above-noted condition and Hutchins seconded the motion.

Unanimously Approved and Accepted

III. Other Business

a) **Conceptual:** Thomas O'Hara would like to open a clinic for a variety of therapies at the Grantham Greenway next to Grace's Café. Hanson overviewed the Site Plan Review requirements for O'Hara, who plans to submit a formal application for the September 7, 2017 meeting. He also added that O'Hara will want to consider signage for this proposed business; if he wants signage he will need to submit a Sign Permit application in addition to the Site Plan Review application.

b) **Grantham Master Plan Draft:**

The Planning Board reviewed the draft copy of the Master Plan and provided minor typographical corrections to Allan. The Public Hearing for the Grantham Master Plan will be held on Thursday, September 7, 2017 at 7:00 p.m. in the lower level of the Town Hall.

c) **Other:**

Vice Chair Guillette proposed that Steve Schneider, the new Executive Director for the Upper Valley Lake Sunapee Regional Planning Commission, be invited to the October Planning Board meeting to discuss how the Board can best make use of UVLSRPC's services. Guillette will email Mr. Schneider to ascertain his availability in the coming months.

Adjournment

Chair Hanson announced that he would entertain a motion to adjourn the meeting. A motion to adjourn was offered by Hutchins and seconded by Allan to adjourn the meeting at 7:49 p.m.

Unanimously Approved

The deadline for the next Planning Board meeting is Thursday, August 10, 2017.

The next Planning Board meeting will take place on Thursday, September 7, 2017 in the LOWER LEVEL 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