

**APPROVED**  
**Town of Grantham**  
**Planning Board Meeting Minutes**  
February 2, 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, Selectmen's Representative Warren Kimball, Thain Allan, Mary Hutchins  
Meeting minutes: Nikki Arsenault  
Public Attendance: N/A

**Approval of Minutes**

Chair Hanson asked the Board members if there were any corrections or changes to the January 5, 2017 minutes:

No changes or corrections were suggested.

A motion was made by Allan and seconded by Guillette to approve the January 5, 2017 minutes.

***Unanimously Approved and Accepted with one abstention by Hutchins.***

**Old Business**

a) **Zoning Ordinance Changes:**

1. Remove "Cluster Residential Developments" as a permitted use in Rural Residential District II.
2. Add a new article to the Zoning Ordinance permitting Attached Dwelling Units to Single Family Dwellings by special exception as mandated by New Hampshire State RSA 674:71-73.

Chair Hanson noted that these proposed ordinance updates were discussed at length in prior meetings but that it was now necessary to vote to accept the language. Hanson questioned if any of the Board members wished to ask any questions or make any comments regarding the proposed changes and proposed language additions. Hutchins asked for the reasoning behind the 1,000 square foot maximum noted in the language and Hanson replied that he wasn't sure of Frey's reasoning for using this particular number; Guillette noted that this would cover all bases and Hanson added that he didn't believe this would negatively impact the ordinance in any way.

Chair Hanson asked for a motion to accept the proposed ordinance language.

Vice Chair Guillette offered a motion to accept the proposed ordinance language as submitted.  
Allan seconded.

***Unanimously Approved and Accepted***

## **APPROVED**

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

1. Continuation of Application #09-2016-002: Yankee Barn Road Realty Trust – Robert MacNeil (Trustee), Tax Map 226 Lot 018 – Applicant to provide mylar to Board.

Chair Hanson noted that the Board has already approved the boundary line adjustment, but there was a gap between approval and the applicant, MacNeil, providing the mylar to the Board. MacNeil was welcomed to the meeting by Chair Hanson. Following a question from Hanson, MacNeil explained that due to a glitch on his end of things, he was unable to provide a copy of the mylar during the agreed-upon 30-day period. The applicant continued that he had asked, at that time, if the Board could hold off on the application; he then requested to return to the Board with the previously agreed-upon mylar, which is why he is here today. Hanson noted for the record that due to the fact that the application for boundary line adjustment was already approved, it would not be necessary for the Board to vote to accept the mylar. Hanson then agreed to sign the mylar, and did so in front of the Board.

### **New Business:**

N/A

### **Correspondence:**

Chair Hanson announced that a survey was received from the Upper Valley Lake Sunapee Regional Planning Commission regarding the 10-Year Transportation Plan, which gives towns the opportunity to provide input to the Department of Transportation regarding any road problems that require attention. Kimball noted that there don't seem to be any problems outstanding other than repairs to the guardrail following the repairs made to the Miller Pond bridge. Vice Chair Guillette provided some background information about this process that the UVLSRPC undertakes and Allan added that with regard to the Master Plan, it was too premature to incorporate any of the survey results into the feedback sent to UVLSRPC.

### **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 7:12 p.m.

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

The deadline for the next Planning Board meeting is Thursday, February 9, 2017.

The next Planning Board meeting will take place on Thursday, March 2, 2017 in the Jerry Whitney Memorial Conference Room of the Grantham Town Hall at 7:00 p.m.

Respectfully Submitted,



Nikki Arsenault, Planning Board Clerk