

# APPROVED

## Town of Grantham Planning Board Meeting Minutes March 2, 2017

Chair Carl Hanson called the meeting to order at 7:05 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: Ernest Collier, Joshua Gilbert, Heather Kimball, C. Peter James, Arthur Mountain, Don Goodwin, Susan Goodwin, Allen Wilson, Stacey Gallien, Matt Gallien, Cynthia Elio, Madison Gallien, Garrett Tilton, Carol Shepherd

### Approval of Minutes

Chair Hanson asked the Board members if there were any corrections or changes to the February 2, 2017 minutes:

No changes or corrections were suggested.

A motion was made by Vice Chair Guillette and seconded by Hutchins to approve the February 2, 2017 minutes as presented.

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

## **I. New Business**

### **a) Sign Permit Application:**

1. Application# 03-2017-001: Stocker Brook Realty LLC – Signage for G.H. Evarts & Co. LLC at 631 Route 114, Tax Map 236 Lot 010

Discussion: Chair Hanson confirmed with the applicant that the sign would measure 4'x6' and the applicant noted that the sign will not be lit. Hanson further confirmed with the applicant that he check with the State regarding the proper setbacks off of state roads. The proposed sign will be perpendicular to the road and set back inside the fence at approximately 10'-15' to the right.

Chair Hanson announced that he would entertain a motion to approve the sign permit as submitted.

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

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

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### **b) Annexation Applications:**

2. Application# 03-2017-002: DSGoodwin Revocable Trust – Merger of Abutting Lots 017 and 018 on Tax Map 214

Discussion: Chair Hanson confirmed with applicant Don Goodwin that the house is located on lot 18 and that he is simply merging the abutting lot; applicant confirmed. Goodwin noted that the condition of the sale to him was to merge these lots. Kimball noted that the map presented does not show lot 19.

Chair Hanson noted that he would entertain a motion to approve the annexation application as submitted.

Hutchins made a motion to approve the annexation application as submitted. Guillette seconded the motion. All in favor.

***Unanimously Approved and Accepted***

3. Application# 03-2017-003: Cynthia M Elio and Margaret A Elio – Merger of Abutting Lots 060 and 061 on Tax Map 225

Discussion: Applicant Cynthia M Elio confirmed with Chair Hanson that this merger is a condition of a private sale of land to her and co-applicant Margaret A Elio.

Chair Hanson asked for a motion to approve the annexation application as submitted.

Guillette made a motion to approve the annexation application as submitted. Allan seconded the motion. All in favor.

***Unanimously Approved and Accepted***

### **c) Application for Site Plan Review and associated Sign Permit:**

4. Application# 03-2017-004: Joshua Gilbert – Gilly's Auto, Tax Map 235 Lot 017

Discussion: Joshua Gilbert was present at the meeting. The proposed automotive repair shop will be located out by the old airfield. Ernest Collier confirmed that there will be no change in the footprint; Guillette confirmed that this will be a three-bay garage. The applicant noted that the hours for the proposed business will be 8am-5pm Monday - Friday, unless there are special circumstances that require opening on other days. Guillette asked what the protocol will be for oil waste. Gilbert answered that there will be a drum for the disposal of oil waste. Guillette further confirmed with the applicant that tires will be disposed of periodically and that tires will not be stacked up around the building. Guillette asked if there will be a trash receptacle. Collier noted that there is no dumpster at this point that the applicant takes the trash directly to the dump; Collier further noted that there are certain landlord rules in place as well to prevent damage to outside space. Chair Hanson then addressed the issue of emergency repair and Collier answered that the facility is angled away from nearby residences to help prevent disturbance to neighbors.

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Guillette asked if ZBA approval is required in this case. Collier noted that he has already applied and received approval to have this type of business. Hanson noted that any changes to the business itself (beyond the name) would be required to come back for a site plan modification.

Chair Hanson asked for a motion to approve the site plan review application as submitted.

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

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

5. Application# 03-2017-005: Joshua Gilbert – Signage for Gilly’s Auto, Tax Map 235 Lot 017

Discussion: Hanson confirmed with the applicant and owner the size (3’x5’) and location of the sign (side of the building, where previous sign used to be). Collier noted that there is no plan to light the sign currently (there is a security light already on the corner of the building).

Chair Hanson asked for a motion to approve the sign plan application as submitted.

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

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

## **II. Conceptual**

- a) Allen Wilson on behalf of Matthew & Stacey Gallien of Route 10 North in Grantham regarding possible subdivision of Tax Map 221 Lot 48

Discussion: Allen provided a map for the parcel in question. They want to do a potential boundary line adjustment. The piece cut off will be annexed – it is a 33 acre piece that will then have 18 acres annexed; the applicant confirmed that there are 292 feet of frontage. Is there a provision in Grantham about backlot access via a right of way (for a future potential subdivision)? Hanson and Hutchins replied that it must have the proper frontage; if they are creating a new lot, it must have the 200 feet of frontage. Hanson noted that he was not familiar with any cases where the frontage requirement was waived.

## **III. Correspondence**

- a) Letter from the NH Liquor Commission re: Restaurant-Beverage and Wine liquor license for Grace’s Grantham Café LLC

Discussion: Chair Hanson referred to the two letters presented at the meeting, the first from the NH Liquor Commission, and the second which is a response on behalf of the Town of Grantham to the NH Liquor Commission. Hanson noted that the letter from the Town states that the café will require either a special exception, a site plan modification, or both. Hanson added that he received an email from Mr. McClain about this subject and Hanson responded to the email with information regarding how to follow up on this matter.

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- b) The Planning Board Clerk noted for the record that a letter was received from FEMA and there was a second piece of correspondence from the Town Administrator announcing that there is money in the budget available for training courses for interested Board members.

**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 Guillette to adjourn the meeting at 7:36 p.m.

***Unanimously Approved and Accepted***

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

The next Planning Board meeting will take place on Thursday, April 6, 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