

**Town of Grantham
Planning Board Meeting Minutes
October 4, 2018**

APPROVED

CALL TO ORDER

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: Chairman Hanson, Vice Chair Peter Guillette C. Peter James, Mary Hutchins, Selectmen's Representative Warren Kimball and Clerk Stuart Kaufman

Staff Member: Melissa White, Town Administrator

Applicants and Members of the Public: Kathleen Bernstein, Marc Bernstein, Sheridan Brown, Kitty Brown, Justin Alexander, Clayton Platt

I. APPROVAL OF MINUTES

Chair Hanson asked the Board if there were any corrections or changes to the September 6, 2018 meeting minutes. C. Peter James made a motion to accept the minutes as written. Mary Hutchins seconded. **Unanimously Approved and Accepted.**

II. NEW BUSINESS

1. Boundary Line Adjustment Application #10-2018-001: Frances Hastings & Brenda Day; Map 204 Lot2.2; James Hardigg Map 204 Lot 03. (TABLED)
2. Application for Annexation - Application #10-2018-002 for proposed merger of abutting properties lots; Marc and Kathleen Bernstein, Map 222 Lot 038 and Map 222 Lot 048

Chairman Hanson asked for a motion to approve the application. Motion made by Hutchins to approve the application of Marc and Kathleen Bernstein for the merger. Seconded by Guillette. **Unanimously Approved and Accepted.**

3. Boundary Line Adjustment Application #10-2018-001: Frances Hastings & Brenda Day
Map 204 Lot2.2; James Hardigg Map 204 Lot 03. (REINTRODUCED)

Mr. Platt of Pennyroyal Hill Land Surveying LLC (Representing Brenda Day, Francis L. Hastings and Jamie Hardigg) stated that he was proposing a boundary line adjustment between the farmland owned by Francis Hastings and Brenda Day, and the woodlot owned by James Hardigg. He will be purchasing the forest south and north of the fields behind the Hastings farmhouse on NH Route 10. The fields behind the farmhouse will remain part of the Hastings farm. The new property line runs in the woods about 50' from the edge of the field. The existing line between the lots running northwest from Merton and Sarah Hastings corner will be vacated. The reconfigured Hastings Lott will have a little over 200' of road frontage on Route 10 south of the Frances' house lot.

Discussion:

Mr. Alexander, who owns abutting land on 98 Smith Hastings Road asked about setback and logging, and stripping the parcel back to Levitt Road. He asked what are the setback requirements regarding logging.

Mr. Kimball said he doesn't believe there is any setback requirements and cutting right up to the property line is allowed.

Mr. Alexander asked about water course concerns.

C. Peter James asked about establishing a log landing and other issues.

Kimball said the water concerns would all be around Beaver Pond, which has regulations. They can't dig it all up and must create a crossing if necessary. He stated that the Conservation Commission and state Department of Environmental services should keep an eye on what's going on.

Mr. Alexander said when they are logging and chipping you can hear it from his lot. It's very loud and his children could be in the way of shooting chips.

Mr. Hanson said he isn't aware of any zoning and town regulations that would apply to this issue.

Chair Hanson entertained a motion approving the boundary adjustment of Hastings, Day and Hardigg. Motion made by C. Peter James and seconded by Peter Guillette.

The motion passed unanimously.

III. OLD BUSINESS:

1. **Complaints concerning the installation of solar panel array at the Eastman Resort by Norwich Technologies (pursuant to the approval of the project on October 5, 2017 – Application #10-2017-004).**

Chairman Hanson said he had received a couple of letters from a group of abutters to the solar array in Eastman. The letters stated that the developer didn't do the development in accord with the presentations that were made at the site plan hearing. The letters address concerns with clear-cutting and not allowing a buffer between the solar array and the houses that back up to it. There were also complaints about smells, dust and noise from the construction project. Some of the buffer has been cut down resulting in the noise carrying beyond the site.

Mr. Hanson stated that the selectmen have written a letter asking the developer to come in and explain what was going on. Chair Hanson said if they didn't respond a cease and desist letter will be sent to them. The complaint is presently at the site board level.

2. **Conceptual: Ms. Katherine (Kitty) Brown - Property Annexation**

Ms. Kitty Brown said she owns two pieces of property that abut each other and years ago she had annexed two lots which now form the lot where her home is located.

Ms. Brown if that annexation can be transferred to the abutting piece of property house off the original house lot if she owns the two pieces of property.

Chair Hanson stated if the property is all one piece now the answer is yes - if you want to merge the two properties.

Ms. Brown said if this property was sold as two acres- there is a right of way into this piece of property and if that piece was sold she didn't want any problems with the right of way.

Mr. James asked if the two lots were annexed. He said in order to sell one you have to sub-divide it.

Ms. Brown said she wanted one lot separate from the other. She asked if she could do that. And does the lot need to be subdivided.

Mr. James stated it's a boundary line adjustment. He said Ms. Kitty Brown needed a surveyor who will draft a plan showing the line to be discontinued, and the location of the new line.

Chair Hanson explained to Ms. Brown that she's not creating two lots out of one, but creating two lots out of two.

Mr. James said moving lines and reinstating the original lot is a boundary line adjustment. He said if you own the property – you certainly have a right to do that.

Mr. James stated he still didn't understand the location of the second lot. He stated at the end of the process you have two lots – that's why it's a boundary line adjustment and not a subdivision.

Chairman Hanson announced he would entertain a motion to adjourn the meeting. A motion to adjourn was made by Peter James and seconded by Peter Guillette to adjourn the meeting at 7:38 pm. **Unanimously Approved**

The next Planning Board meeting will take place at 7:00 pm on Thursday, November 1, 2018 in the Jerry Whitney Memorial Conference Room at the Grantham Town Hall Building.

Respectfully Submitted,

Stuart Kaufman
Planning Board Clerk