

**Town of Grantham**  
**Planning Board Meeting Minutes**  
May 24, 2018

Vice Chair Peter Guillette called the meeting to order at 7:02 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: Vice Chair Peter Guillette C. Peter James, Mary Hutchins

Meeting minutes: Eryn Bagley

Member not present: Chair Carl Hanson, Selectmen's Representative Warren Kimball

Applicants and Members of the Public: Shawn Hayward, Mark Brunelle, and Richard Kramer

**I. New Business**

a) Site Plan Review – Application #05-2018-001 Applicant Shawn Hayward LLC; Pearl's Little Angels building extension; Map 226 – Lot 020.

**Discussion:** Shawn Hayward, applicant, was present at the meeting. During the May 3, 2018 meeting of the Planning Board Mr. Hayward had given an overview of the proposed changes to take place as part of this site plan. Mr. Hayward reiterated the changes at this meetings noting that the site plan is to add an addition to current Pearl's Angels by expanding classrooms to the existing rooms. Vice Chair Guillette opened questioning to the public. There were none. Vice Chair Guillette closed the public forum. Vice Chair Guillette asked Mr. Hayward if he felt that the expansion will cause more traffic. Mr. Hayward responded that this would not cause any added traffic. During the May 3, 2018 meeting, Mary had questions regarding the parking available, and, Shawn has provided a more detailed picture of the parking area which was reviewed by the Board. Mr. James made a motion to accept the site plan, Mrs. Hutchins seconded this motion, and, all approved.

***Unanimously Approved***

b) Site Plan Review - Application #05-2018-002 Applicant Mark Brunelle; On Site Contracting material/equipment storage; Map 235 – Lot 17.

**Discussion:** Mr. Mark Brunelle, applicant, was present at the meeting. Mr. Brunelle explained that he currently is renting three (3) garage bays from Ernie Collier. Above one (1) bay Mr. Brunelle keeps a small office, the rest of the space is used for storage. Mr. Brunelle was unaware that he needed to come to Board for a site plan review, but is happy to be here.

Vice Chair Guillette opened questioning to the public. Richard Kramer, who resides near the property where Mr. Brunelle rents, asked if Mr. Brunelle would only be storing and parking equipment at the site. Mr. Brunelle verified that no materials like loam, sand gravel will be brought in. He also noted that rarely does he bring in large equipment (i.e. excavator), only an interval of one time a year. Mr. Brunelle also offered that he only stores building materials inside the buildings and would not be storing anything outside.

Mr. Kramer, a retired economics professor, brought to the Board his concerns regarding the current amount of noise, and potential for added noise, which may be present with Mr. Brunelle renting. Mr. Kramer shared his concerns that he has seen a marked decrease in his assessment values of his home (223k circa 2008 to approx. 207k in 2010 and down 187k in 2015) since the airport park has been in place. He added that he felt that each time a business is added there are continued increase in noise and activity, specifically noted were: activities after 6pm, weekend activities, firearm shooting (rapid fire) to name a few. Mr. Kramer presented the Board with pictures showing trash, debris, and wood piles were on the property. Mr. Kramer noted the pictures were taken in 2014, and, supported that there has been some effort to clean up the area, however, he felt like he can no longer put additional effort in to his property based on the decreased assessment values, and, how he feels the location in question is impacting his property, and, his peace of mind. Mr. Kramer wanted the board to understand the impact of its decision should it approve Mr. Brunelle's request.

In response, Mr. Brunelle noted he and his crew never work on Sundays, and, that he also never starts before 7am during week hours. Mr. Brunelle said that the noise is not generally coming from him. He noted that he is not onsite typically past 6pm.

Vice Chair Guillette closed the public section at this time.

James verified that this is zoned light industrial area and that Mr. Brunelle's application for a permitted use, and, both Vice Chair Guillette and Hutchins agree. Based on this, James feels that the Board has no right to deny Mr. Brunelle's application.

James asked about heavy equipment that Mr. Brunelle may have onsite. Mr. Brunelle notes he has several pieces of heavy equipment and they are there (onsite) only 1 or 2 times a year. James asks if there is a spill kit on site. Mr. Brunelle confirmed that there is one in the bay.

Hutchins notes that there are rules and regulations regarding an "eye sore", and, asked Mr. Kramer if he can directly see the mess. Kramer noted that they do not see it directly, depends on the time of year, however, Mr. Kramer assessor (both town and private) have told him that the mess will cause an issue for assessment levels, with his concern more of clutter, and, impact financially to the butters/town. James knowledgeable that Mr. Kramer did present valid concerns, but that the Planning Board forum cannot address them directly. James suggested to Mr. Kramer to bring his concerns to the town Select Board's for their considerations. Hutchins supported this and also suggested this same approach to Mr. Kramer.

In review of the application James asked Mr. Brunelle if he would be amendable to keeping hours of operation as Monday-Saturday 7am-6pm – No Sundays, and that building materials are stored inside.

James moves to accept application, Hutchings seconded application approved as amended with hours.

*Unanimously Approved*

**Adjournment**

Vice Chair Guillette announced that he would entertain a motion to adjourn the meeting. A motion to adjourn was offered by James and seconded by Hutchins to adjourn the meeting at 8:07 p.m.

***Unanimously Approved***

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

Respectfully Submitted,

Eryn Bagley  
Planning Board Clerk