

**Town of Grantham**  
**Planning Board Meeting Minutes**  
May 3, 2018

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, C. Peter James, Mary Hutchins, Selectmen's Representative Warren Kimball  
Meeting minutes: Eryn Bagley

Member not present: Vice Chair Peter Guillette

Applicants and Members of the Public: Shawn Hayward, Ken Story, Sheridan Brown, Rich Kaszeta, and Carol Kowalksi

**Approval of Minutes**

Chair Hanson asked the Board if there were any corrections or changes to the 05 Apr 2018 meeting minutes. Hutchins and James both noted typographical and grammatical errors to be corrected. Brown asked for clarification in two sections of the minutes that pertained to his discussion. These edits were made real-time during the meeting.

James made a motion to accept the minutes as amended; seconded by Mary.

***Unanimously Approved and Accepted***

**I. New Business**

- a. \*\*Due to errors in the notification process the Site Plan applications for scheduled for review 03May18 PB meeting has been postponed until 24May18 at 7pm\*\*

Shawn Hayward, applicant for Pearl's Little Angels Site Plan, one of the plans postponed, asked if there is a plan in place to make sure this does not happen again. Chairman Hanson acknowledged that Clerk Bagley was creating a procedure to ensure this was not repeated in the future.

Chairman Hanson invited Hayward to ask any questions to the Board about his application, but did tell him that there would be no decision on this plan this evening. Hayward asked if he could submit for his building permit application and is there reason that he cannot put this in at this time. Selectman Kimball said he did not know why this could not be done as long as everything in order, that the application could be reviewed, and, that if the application was approved it would just be contingent on Planning Board approval. Chairman Hanson agreed.

Chairman Hanson asked if there was a larger map that may show a better update of where the changes would be made. James asked if there would be a basement, but Shawn said only crawl space. Chairman Hanson suggested the update of the parking and where access would be, which Shawn notes is already existing. Chairman Hanson relayed his suggestion for an update of the parking area needs.

James asked that if the site is anticipating more clients, and if yes, that it would be good to know how many more in cases asked (i.e. anticipated 20% increase).

Mary asked for the application to just be a bit more finite.

## II. Old Business

- a. Site Plan Review “Rescind” - Application #03-2018-003: For proposed demolition of old brick building; Gray Ledges Condo Association; Map 232 – Lot 001

Chairman Hanson has not sent a letter to the Grey Ledges’ lawyer (Bisson) with the suggestions of expert characteristics to employed, instead he has suggest sending a copy of the finalized meeting minutes from the April 5, 2018 meeting, which contains this information. James makes a motion to send the approved April 5, 2018 meeting minutes, seconded by Hutchins. *Unanimously Approved and Accepted*

Bagley to send Bisson the finalized approved meeting minutes from the April meeting.

At Chairman Hanson noted that there is currently no timeline that has been attached to completing the application; however, James pointed out that this may be difficult based on the need for a specialized expert to be involved in reviewing the building.

James voiced his concern that at the last meeting he felt “blind-sided” by the information that the Association applicants provided only within the hour the meeting was starting. He would request we receive information 15 days in advance per the Boards procedures. Chairman Hanson would like to add on the rule that any new submission of reports/other information would be filed with the town within 15 days of the meeting date as is noted in the rules of procedure. James makes a motion asking that all documentation be presented 15 days prior to the next meeting; Hutchins seconded. *Unanimously Approved and Accepted*

Chairman Hanson asked if there were members of the public who would like to speak. Brown asked if there as a way to fix how to this topic is noted on the agenda, which is then posted for the public, as he feels that it can be rather confusing.

Brown noted that he spent time looking through registry of deed files, and, the marketing materials for the Grey Ledges from the 1990s. Brown noted that the current location of the pool was never approved as part of the original subdivision, and, in their own minutes, they (Grey Ledges) discussed putting the pool in another location, which was illustrated in site plans from 1997 and April 16 1988, which Brown had brought maps showing this.

Brown presented that in his research, during the July 2004 meeting of the Planning Board, as it relayed Grey Ledges that the addition of a pool would require site plan review. This was never completed. Brown asked that the Board please ensure that if the Board approves the demolition of the building, that Grey Ledges Association Board clear that they must have a site plan review to go through prior to approval.

### Adjournment

Chair Hanson announced that he would entertain a motion to adjourn the meeting. A motion to adjourn was offered by James and seconded by Mary to adjourn the meeting at 7:23 p.m.

*Unanimously Approved*

The deadline for the next Planning Board meeting is Thursday, May 10, 2018

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