

APPROVED

Town of Grantham
Planning Board Minutes
February 1, 2018

The meeting was called to order by Chair Carl Hanson at 6:57 pm. The meeting was held in the Jerry Whitney Memorial Conference Room in the Grantham Town Hall at 300 Route 10 South in Grantham, NH.

Present: Chair Carl Hanson, Vice Chair Peter Guillette, Mary Hutchins alternate member Peter C. James, and Selectmen's Representative Warren Kimball.

Public: Gene Barton; Aleene Hastings; Barry Schuster; Arthur Mountain; Bruce & Pat Dietel; Renee' Gustafson; Richard Hocker; Sheridan Brown; Gary & Linda Bohrer and Rae Tober.

Chair Hanson appointed Peter C. James to be a voting member for this meeting.

Approval of Minutes

Chair Hanson entertained a motion to approve the minutes of January 11, 2018. Guillette made a motion to accept the minutes as written; seconded by Hutchins. **Majority Approved**

New Business

Annexation; Map 222 Lots 264, 265. Eastman South Cove Section II
Bruce Dietel & Patricia Rock Dietel.

Chair Hanson entertained a motion to approve the Annexation. Hutchins made a motion and seconded by Guillette. **Unanimously Accepted**

Please Note:

Due to the numbers in attendance, the Conceptual review requested by the Gray Ledges Condominium Association was shifted to the end of the agenda, following the public hearing on the Stocker Brook Realty site plan.

Old Business

Public Hearing: per Court Order on Remand: Town of Grantham v. Stocker Brook Realty, LLC and G.H. Evarts

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The applicant, Stocker Brook Realty, LLC appeared through its attorney Barry Schuster. Also present was Arthur Mountain, employee and manager at the saw mill on Route 114.

Attorney Schuster presented an overview of the court's order remanding this matter to the Board, and quoted pertinent parts of that order to describe the procedural status. He also spoke about the procedures employed at the site for the delivery of logs and removal of sawdust/chips. He presented a written Support Statement, which was received by the Board, describing the court's order, the operations at the saw mill, and the general industry standards with respect to hours of delivery for saw logs. Finally, Attorney Schuster asked some questions of Arthur Mountain regarding the operations at the saw mill, particularly regarding "after hours" activities that had occurred during the period from December, 2017 to the present.

Upon questioning by Attorney Schuster, Arthur Mountain described three occasions when activities took place on the site when the mill itself was not running, (1) late delivery of logs following a brief thaw in the region which resulted in an increased demand for delivery of logs, (2) an incident in January, 2018, when the saw dust from the mill had become so backed-up that it clogged the storage unit, and the saw dust was removed by 18-wheeler truck after normal mill hours and (3) some plowing and maintenance that was required.

The Board posed several questions, and expressed that it remained unclear what, if any limitations on the activities at the saw mill it would deem acceptable and reasonable. The Board posed questions regarding buffering that might ameliorate the noise, and Attorney Schuster stated that the applicant had considered that, but determined that it was not feasible, because of the cost and because the mitigation of the noise would be minimal.

Also noted was a letter from Jasen Stock, Executive Director of the New Hampshire Timberland Owners Association, dated January 25, 2018 regarding the same issues, which was received by the Board.

The Board asked the applicant to submit a further proposal regarding what limitations, if any, it would accept with respect to the hours of operations at the mill site.

Upon conclusion of the applicant's presentation, the Board opened the meeting for public comment. Linda Bohrer, Aleene Hastings, and Eugene Barton, all abutters of the site made statements disputing the applicant's descriptions of the ongoing operations, both in terms of

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timing of operations and level of noise. Linda Bohrer submitted a written statement, which was shared with the applicant. All of the abutters expressed dismay at the lengthy process in this case, and the changes in the operations at the site which interfere with their use of their homes.

The hearing was concluded (except for the further written statement requested by the Board) and the Board will consider this matter further during the March meeting.

Conceptual Review:

Peter Guillette stepped down from the Board and recused himself from the following matter. He outlined the historical status of the building at Grey Ledges, formerly known as the Eastman house, being a brick cape which was built in the 1830's. The Board has been provided with copies of minutes and site plan approvals from 1988 through the present pertaining to the property. The Condo Association would like to demolish the brick house, and states that it has become unstable and the central chimney has collapsed. The Board indicated in this conceptual review that an amendment to the Site Plan permit would be required, as it appears that the existence and presence of the brick house was in some way a part of the existing Site Plan permit. Several members of the public, including members of the Grantham Historic Commission made statements regarding the value of the building as an historical fixture. Sheridan Brown spoke regarding the value of the building as habitat for wildlife and expressed his thoughts on the obligations of the Owners Association to preserve the building. At the end of the meeting the Board reiterated that the Owners Association would need to file an application to amend the Site Plan Permit.

Adjournment

Upon motion to adjourn made by Mary Hutchins and seconded by Warren Kimball, the meeting was adjourned at 8:50 pm.

Respectfully submitted,

Carl Hanson