

APPROVED

**Town of Grantham – Planning Board
Meeting Minutes
August 6, 2015**

Chair Carl Hanson called the meeting to order at 7:09 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 Charlie McCarthy; Mary Hutchins.

Absent: Peter Guillette; Selectman Representative Warren Kimball; Alternate Thain Allan.

Public Attendance: James E. LaHaye; Margaret LaHaye; Allen Wilson; Robert MacNeil, Pat MacNeil; Phillip Schaefer

APPROVAL OF MINUTES:

Chair Hanson asked the Board members if there were any corrections to the June 4 Minutes. No changes need to be made, Chair Hanson stated there being no further corrections motion was made by Vice Chair C. McCarthy and seconded by M. Hutchins as amended. ***Unanimously Approved***

New Business:

Subdivision

James and Margaret LaHaye – Tax Map 207 Lot 22 7-2015

Allen Wilson was present to speak for the LaHayes as they were requesting an easement of driveway access as they are wishing to placing the current two building on separate lots. Property was previously owned by Cote & Reney in the 1980's and was used as a residential and business on the same property. LaHaye

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stated that they felt forced to make these changes as they were unable to sell their house with the property as is due to zoning laws back in March 2015. Chair Hanson stated there being no further corrections motion was made by Vice Chair C. McCarthy and seconded by M. Hutchins as amended. ***Unanimously Approved***

Conceptual:

Bob MacNeil – Yankee Barn Road Realty Trust Map 226 Lot 18

Came today to investigate converting the current space of Grantham Indoor to a Warehouse. The Parking lot would be modified by building an additional 25,000 Square feet of building space. “There would not be an increase of traffic” said MacNeil. The company would have 23 employees and would need truck bays added to the existing structure. A sketch of the purposed renovations were presented to the Board and in available in the file.

Phillip Schaefer: Phillip Schaefer presented a written copy of his concerns to the Board regarding Eastman’s plans to renovate The Center at Eastman. His concerns are as follows:

“After renovation the structure will be 16,107 square feet, an increase of 2031 sq. ft.

Some parking spaces will be removed to allow for the expansion. ECA proposes to move its office staff from its existing building on Draper Rd. Those staff members will require full time parking.

1. This means that the usage of The Center will change from recreation/restaurant to recreation/restaurant/business operations. Does there need to be a zoning change to permit the change in usage.
2. Will there be enough parking spaces per code?

3. With the increase in size, is the septic capacity sufficient for the added usage?
4. Some years ago there was an agreement between the town and ECA pertaining to taxation. Does that agreement cover an expansion/renovation of the building (\$4.5M)? Can ECA claim the same exception that was raised when the existing agreement was negotiated? (This situation is no longer similar to that in Waterville Valley in which the community structures were in place before lots were sold.)”

Chair Hanson thanked Schaefer for bring this to the boards attention but could not comment on anything as there has not been anything submitted by the ECA as of yet.

Adjournment:

Chair Hanson made a motion to adjourn the meeting. Motion by Vice Chair McCarthy and seconded by M. Hutchins to adjourn the meeting at 7:35 p.m.

The deadline for the next Planning Board meeting is August 13, 2015.

The next Planning Board meeting will take place on September 3, 2015 in the Jerry Whitney Memorial Conference Room of the Town Hall.

Respectfully Submitted,
Jamielynn Garland
Planning Board Clerk