

APPROVED

Town of Grantham Master Plan Committee Meeting January 23, 2017

Thain Allan called the meeting to order at 1:00 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: Thain Allan, Mary Hutchins, Bob MacNeil, Gene Martin, Adam Ricker (UVLSRPC)
Meeting minutes: Nikki Arsenault

Upcoming Meeting Dates:

January 30, 2017 at 1:00 p.m.
February 13, 2017 at 1:00 p.m.
February 27, 2017 at 1:00 p.m.

Administrative:

Approval of the minutes for the January 9, 2017 meeting:

Allan asked if there were any corrections to the draft meeting minutes provided to the Committee. The minutes were updated to identify who made the motions to adjourn at the end of the meeting. Allan then asked for a motion to approve the minutes as amended.

MacNeil motioned to approve the minutes.
Martin seconded. All in favor.
Unanimously approved and accepted.

New Business:

Chair Allan handed out a copy of the revised "Vision and Demographics" chapter. After the Committee had a chance to review the language, Allan asked for a motion to accept the revised language as written. Martin moved to accept the language as revised. All in favor.

Natural Resources: Ricker read the existing language aloud. It was agreed that the first paragraph is acceptable as is. In the second paragraph, Martin reminded the Committee that they agreed to take into consideration using the word "may" or "should" in the place of "will". "Thus growth and development of the town may be governed by the land's capability or limitations in supporting that development."

Community Values: Ricker read the existing language aloud. He noted that he would go back through the data to confirm that the statistics listed are correct. MacNeil noted his concern with the way the

APPROVED

priorities are listed; they need to be quantified. Ricker asked if the Committee members agreed in listing by ranking and Allan confirmed that he thought this was a good idea. Martin added that it is important to add “of the respondents” following any percentages listed. MacNeil raised a question regarding the appearance of the topic of cluster developments in the Master Plan and in the Zoning Ordinance. Hutchins announced that she will be at the next Zoning Board of Adjustment (ZBA) meeting and can ask the Board about this topic.

Master Plan Maps: The Committee reviewed the maps in the chapter and following a comment from MacNeil, the Committee discussed if there was too much content on any of the maps and if any of the colors needed to be changed. Ultimately they agreed to proceed forward with the current maps. Allan suggested pulling the data from the inventory sheet and adding it to the appendixes.

Existing Natural Resources: Ricker read the section aloud. In the section regarding soils, MacNeil commented that it might be preferable to change “should” to “may” in the statement “the use of the soils should”. Further along in the document, the Committee had a short discussion regarding wetlands and ultimately agreed that the wetlands section could remain as is. MacNeil agreed to compile some information on drainage and soils to add to the section. Ricker made note to add the build-out analysis where referenced. Discussion ensued regarding prime wetlands; MacNeil and Hutchins both agreed that “State” regulations should be included in the language. They disagreed regarding whether or not to include “Town/local” regulations in the language. MacNeil ultimately deferred to the opinion of the Committee that Town/local shall remain in the language. Ricker noted that any insight regarding how to make the data gleaned from future studies better could be added to the Recommendations section.

Further along in the document in the section addressing current use and open space, it was agreed that the phrase in parenthesis would be removed. MacNeil raised the point that steep slopes were not addressed in the Master Plan survey and he believes this document should reflect specifically what was addressed in the survey. Ricker noted that this could instead be added to the Recommendations section, i.e. exploring the feasibility of steep slopes; another recommendation is to inventory the current regulations regarding steep slopes to see what currently exists and update as needed to protect Grantham’s steep slopes. In the section regarding wetlands, it was agreed to remove the section regarding a “wetlands inventory”. In the section regarding shoreline protection, it was agreed to add reference to the Department of Environmental Services (DES). With respect to the use and disposal of hazardous waste, MacNeil suggested updating the language to not prevent hazardous materials but to instead note that adherence to proper disposal of said waste is mandatory. Martin noted that the section in question only concerns residential use. Allan clarified the points made by suggesting that “strict enforcement of hazardous waste disposal regulations” be the language used in this particular section.

Adjournment

Chair Allan asked for a motion to adjourn.

Martin motioned to adjourn the meeting.

APPROVED

Hutchins seconded the motion. All in favor.

The meeting was adjourned at 2:25 p.m.

The next Master Plan Committee meeting will take place on Monday, January 30, 2017 in the Jerry Whitney Memorial Conference Room of the Grantham Town Hall at 1:00 p.m.

Respectfully Submitted,



Nikki Arsenault