

APPROVED

Town of Grantham Master Plan Committee Meeting February 6, 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:

February 27, 2017 at 1:00 p.m.

Administrative:

None – minutes to be approved at the next Committee meeting.

New Business:

Land Use:

Ricker read the Land Use section aloud. The Committee agreed that they were content with this section as it currently reads. Allan questioned if the Committee would at some point re-visit the “Statement of Guiding Policy” – he would like to see it stay there.

Existing Land Use:

Allan read the Existing Land Use section aloud. The Committee agreed that they were content with this section as it currently reads. Following a brief discussion about lot size, Ricker agreed to follow-up to determine what the current (minimum) lot size is in Old Farms.

Eastman / Commercial Land Use:

Ricker noted that he will change the word “areas” to “land” in the sentence as follows: “The Eastman Community is comprised of land in three towns.” Allan read the remaining language aloud, then suggested the following correction under Commercial Land Use. The sentence should be read: “A lumber mill and precision machine shop in located on the Springfield Road, Route 114.”

MacNeil asked if the language in the last bulleted point is the last test/step before going before the Planning Board for a site plan review and Ricker answered that this language is what will drive the site plan review language in the ordinances; MacNeil then asked if there was a way to link this with the Planning Board’s site plan review process. Martin noted that this was intended more as a conceptual statement and Ricker added that this was correct; that the statement to which they are referring

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related to over-arching community values. Any specific suggestions for the application of the language would need to be addressed in the “Recommendations” section.

Land Use Regulation Policies:

Ricker read this section aloud to the Committee. MacNeil asked for some clarification regarding the use/sale of natural resources/materials and how this impacts the Town and Allan responded. The Committee agreed that there were no changes needed to this section.

Land Use Principles and Proposals:

Ricker read this section aloud to the Committee. MacNeil asked if there had been a regulation passed at the State level that required the state to have affordable housing available, and Ricker replied that this is the Accessory Dwelling Unit (SB-146). Ricker agreed to send the full language of this regulation to the group. The topic of “tiny houses” was raised briefly; MacNeil asked if tiny houses should be in some way incorporated into the Master Plan and Ricker replied that it would be difficult to do this given that there wasn’t a question on the Master Plan survey regarding tiny houses. Ricker then suggested adding the phrase “diverse affordable housing” be added and that something regarding “exploring” tiny houses be added to the “Recommendations” section. The Committee agreed to remove the sentence regarding Sullivan County demographics. There were no additional comments on this language or with regard to the zoning map.

Forestry, Conservation, Recreation Districts:

MacNeil questioned the use of “steep slopes” in this section because the Committee has not yet discussed this. MacNeil recommended removing the section through the remaining bullets; Martin then said that this would remove the entire section; Ricker questioned what should be added in its place, if anything? Following a question regarding which districts Grantham has, Ricker checked the Grantham zoning ordinance and announced that Grantham has a Flood Plain Overlay district, a Forest Lands Conservation district, a Shoreland River Overlay district and Telecommunications Overlay district. Ricker agreed to revisit the survey results to provide the Committee with the data needed to better form this section.

Discussion ensued regarding the inventory of commercial/industrial space and it was agreed that the current inventory is acceptable. Ricker commented that he would develop some language to summarize this and to include the concept that Planning and Zoning Boards may address future needs for commercial/industrial space.

Ricker then read the *Rules* section aloud; the Committee agreed that they were content with the current rules listed. The Committee then agreed to table the *Recommendations* section until next meeting, at which time they would be able to view the survey data that Ricker agreed to locate for review.

Adjournment

Chair Allan made a motion to adjourn.

MacNeil seconded the motion. All in favor.

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The meeting was adjourned at 2:13 p.m.

The next Master Plan Committee meeting will take place on Monday, February 13, 2017 in the Jerry Whitney Memorial Conference Room of the Grantham Town Hall at 1:00 p.m.

Respectfully Submitted,



Nikki Arsenault