

APPROVED

Town of Grantham Master Plan Committee Meeting December 13, 2016

Thain Allan called the meeting to order at 5:00 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, Adam Ricker (UVLSRPC), Gene Martin
Meeting minutes: Nikki Arsenault

Upcoming Meeting Dates:

January 9, 2017 at 1:00 p.m.
January 23, 2017 at 1:00 p.m.
January 30, 2017 at 1:00 p.m.
February 13, 2017 at 1:00 p.m.
February 27, 2017 at 1:00 p.m.

New Business:

After brief discussion, the Committee agreed to use today's meeting to take a detailed look at the "Vision" chapter. Allan noted the importance of obtaining the opinions and views from other Town boards and entities including the Planning Board, Conservation Commission, Fire, Police, etc.; it was added for the record that both Mary Hutchins and Thain Allan are members of the Planning Board.

Vision Chapter: Following a comment from Allan regarding the importance of following up with department heads, Ricker noted that he did have a hand in the original outreach to department head for the compilation of work for the Facilities and Transportation chapters. He continued that sections from the previous Master Plan were sent to department heads so that they had the opportunity to update and comment on these sections accordingly. Some information was obtained via phone interview and other information was obtained via email. Allan noted that this was not shared with the Committee; there was a visit made to the Planning Board, but the information was not formally sent to the Master Plan Committee. Hutchins noted the importance of remembering that this document is a projection of the needs of the Town; it is a common misconception that the Master Plan is "law."

Corrections needed:

Page 8 – "2008" should be updated to read "2015"

Page 8 – There is a paragraph that needs to be coupled (the one that starts with "Development").

Page 8 – Third paragraph, strike comment about rapid growth, this information is not up-to-date. Allan added that the "tone" of this section should reflect that while there was once a large surge of growth (Eastman) this has died down, and Grantham is now an attractive residential community; most of the growth is in expansion and home development. Based on these statements, Ricker noted that the tone

APPROVED

should reflect that in the past 10 years Grantham has not necessarily developed any more but that the population growth has been in the transition between the part-time residents (Eastman) and the full-time residents of the rest of Grantham to a shift to a much more diverse population, i.e. a shift from a vacation/retirement community to a bedroom community. Allan questioned what the “build out analysis” is and Ricker replied that due to the fact that the vast majority of this chapter has not yet been updated since the last Master Plan, he would remove all references to a “build out analysis” from this chapter. Allan suggested adding some of the feedback from this year’s July 4th celebration to the Vision section; Ricker asked for a short narrative summarizing this feedback.

Allan also suggested taking out the phrase “Grantham should” due to the tone that it creates, rather than, “here are items for consideration.” Following some discussion, it was decided that the guiding vision would follow the first bulleted point on page 9, removing “for a wide mix of ages in the town’s population.” It was also discussed that the theme of “preserving rural character” was of utmost importance. Ricker further suggested adding the phrase “to attract a wide variety of residents to Grantham.” With regard to impact fees, Ricker suggested the language “the Planning Board can utilize impact fees should the time come when they are necessary.” The Committee also agreed upon the following sentence suggested by Ricker: “Welcome new businesses and industry that support the vision of rural character.”

In the next section, the first bullet regarding subdivisions can be struck from the document. Allan again suggested removing the word “should” to improve the tone in this section. Also add: “Regarding growth and land use, Grantham may re-designate...” Allan suggested adding the Open Space Protection Plan as an addendum to the Master Plan. Ricker agreed that this was ok as long as there is clear cohesiveness between the two documents. Discussion then ensued regarding cost and how the factor of cost could be addressed in the Master Plan; i.e. “cost vs. benefits.” The Committee agreed on the statement “the cost versus benefits should be considered prior to the implementation of the vision actions” and further suggested to tie this into the section about encouraging the participation of the Town’s citizens. With regard to Open Space, it was decided to leave the statement as “educate the community on the cost and benefit of open space and conservation in Grantham.” This will be added to the last bullet point on the page. Following discussion about removing the first and second bullet points, it was agreed to substitute the sentence: “Continually assess the current zones to make sure they achieve and maintain the rural character in the Town of Grantham.”

Community housing – put a period after “district” and remove the remainder. There were two additional suggestions to remove bullet points here.

Next page – change “should” to “may”. Ricker noted that he would change all cases of “should” to “may”. It was further suggested to remove instances of “enforce” and “discourage”.

Lengthy discussion ensued regarding how commercial and industrial use can be addressed in the Master Plan; it was agreed that this subject would be further addressed at the next meeting. Ricker recommended that moving forward it will be helpful to keep the language in the Master Plan as concise and succinct as possible.

APPROVED

Adjournment

The meeting was adjourned at 6:59 p.m.

The next Master Plan Committee meeting will take place on Monday, January 9, 2017 in the Jerry Whitney Memorial Conference Room of the Grantham Town Hall at 1:00 p.m.

Respectfully Submitted,



Nikki Arsenault