

APPROVED

**Town of Grantham-Planning Board
Meeting Minutes
December 3, 2009**

Carl Hanson called the meeting to order at 7:00 p.m. The meeting was held in the Grantham Town Hall located at 300 Route 10 South in Grantham, NH.

Present: Carl Hanson, Chairman
Charles McCarthy, Vice Chair
Alden H. Pillsbury
Karen Ryan
Warren Kimball, Selectmen's Rep.
Bob Barnes, Alt.
Larry Fuller, Alt
Jessica Smith, Clerk
Several members of the public

Absent:

APPROVAL OF MINUTES

Chair Hanson asks the Board if there are any corrections from the October 1, 2009 minutes. C. McCarthy stated that there was a mix up with a persons name on Page 3 paragraph 6, it reads R. Tabor but the person is actually C. Howard.

With no further corrections brought forth, *C. Hanson entertained the motion to approve the minutes as submitted. Motion made by C. McCarthy and seconded by A. Pillsbury to approve the minutes of October 1, 2009 as amended.*
UNANIMOUSLY APPROVED

CORRESPONDENCE

N/A

NEW BUSINESS

Site Plan Review & Sign Permit Application

Lorena Clay / Hair Therapy; Tax Map 233 Lot 26 – 120 Route 10 South

C. Hanson asked L. Clay to explain to the board her plans for Hair Therapy. L. Clay states that she would like to open a cosmetology salon that would provide hair and basic nail services. (No artificial nails)

Hair Therapy would be open Tuesday through Saturday. Tuesday, Wednesday, Thursday and Friday she would be open from 9-5, with the exception of either Wednesday or Thursday as she would like to be open until 7pm or 8pm. Saturdays she would be open from 9-3.

APPROVED

C. Hanson asked L. Clay how many chairs she plans to have, L. Clay states that she will only have two chairs. One to two people in and out of the building within an hour time span depending on the type of services she is providing. C. McCarthy asked if this was the same spot that the barber shop was in, this was confirmed by L. Clay.

C. Hanson stated that L. Clay also had a Sign Permit Application, and asked L. Clay if this sign was going to be attached to the side of the building where the other business signs are now. L. Clay confirmed that this was correct.

L. Clay also explained that she would like to put a sign up on a different location of the building where the sign might be more visible and the sign would actually be a little bit smaller than the others on the building. L. Clay is looking to put this sign on the right side of the building at the very top of the building.

C. Hanson stated that he does not believe that the sign ordinance really addresses the issue of where the sign has to go when we have multiple businesses in one building. C. Hanson confirms that she is going to put up is either same size or smaller than the one that is already up there.

***With no further questions, C. Hanson entertained a motion to approve the Site Plan Review Application as submitted. Motioned by A. Pillsbury and seconded by K. Ryan.
UNANIMOUSLY APPROVED***

***C. Hanson entertained a motion to approve the Sign Permit Application as submitted. Motioned by A. Pillsbury and seconded by C. McCarthy.
UNANIMOUSLY APPROVED***

Conceptual

Linda Martin / Hidden Brook Farm; Tax Map 227 Lot 26

L. Martin explains that she would like to review her plans with the board. L. Martin explains that she was told by her surveyor that she could not go through with her original plans as she did not have the road frontage. She explains that she wanted to run the three lots off of the front Lot 26, thus making Lots 26.2, 26.3, 26.4 on the front side of lot 26 making the back side lot 26.1.

She also wanted to have a 50 foot right a way, where there is a logging road that comes out of old farms. She would like to come down and access that fourth lot on the logging road and have a shared driveway with one of the three lots, because she didn't have the road frontage for the four lots.

C. Hanson explains that they have run into this issue before and one of the subdivision regulations is that you have to have 200 feet of road frontage. L. Martin explains that she understood that after talking with the surveyor and that she would have to do a lot line adjustment in order to get the 200 feet of road frontage.

C. Hanson asked how wide is this easement going to be, is it going to be 12 feet? D. Eckman (Surveyor) explains that what they would like do for the driveway is maybe about 20 feet along

APPROVED

the roadway. C. Hanson explains that if you just have a driveway there that is only 20 feet wide you can be pretty sure that no one will be able to subdivide the property in the back of that lot.

D. Eckman explained that L. Martin wanted to have four lots and still be able to protect the arena and so they are open to any ideas that the board may have to help make the process any easier. B. Barnes stated that if it meets the criteria then it will be a go.

C. McCarthy explains to L. Martin that she would need her application in by December 10, 2009 in order for the application to be reviewed by the board during the January 7, 2010 meeting.

New Business:

C. Hanson explains that it is budget time and that he was just going to indicate that he would like to keep the budget the same as last year. He doesn't believe that it needs to be changed.

Other Business:

With no further business before the Board, C. Hanson said he would entertain a motion to Adjourn the meeting. A motion was made by C. McCarthy and seconded by A. Pillsbury. The Planning Board voted unanimously to adjourn at 7:20 p.m.

The next meeting of the Planning Board will be held on January 7, 2010.

Respectfully Submitted,

Jessica Smith