

APPROVED

**Town of Grantham-Planning Board
Meeting Minutes
May 6, 2010**

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

Present: Carl Hanson, Chairman; Charles McCarthy, Vice Chair; Karen Ryan; Warren Kimball, Selectmen's Rep.; Bob Barnes, Alt.; Jessica Smith, Clerk; Ken Ryder; Bob MacNeil; Pat MacNeil; Erin Darrow; Jeff Wigsien; and Keith Philip

Absent: Alden H. Pillsbury; Larry Fuller, Alt

Chair Hanson appoints B. Barnes as the voting member for tonight's meeting.

APPROVAL OF MINUTES

Chair Hanson asked the Board if there are any corrections from the February 4, 2010 minutes.

With no corrections brought forth, *C. Hanson entertained a motion to approve the February 4, 2010 minutes as submitted. Motioned by C. McCarthy and seconded by K. Ryan.*

UNANIMOUSLY APPROVED

Chair Hanson asked the Board if there are any corrections from April 1, 2010 Minutes. C. Hanson asked that the spelling of "Oddly Construction" be changed to "Audley Construction".

C. McCarthy stated that he had a couple of corrections; one on the second page, last paragraph "they were in performance" should say "they were in conformance". Also, in that sentence "now all the sudden" it should state "now all sudden".

On page 3 paragraph 8 where it states "silk fencing" it should state "Silt fencing". On Page 5, paragraph 3 where it says "he is imperial with the town" it should say "he is in agreement with the town".

C. Hanson request that on page 4 where it says "Hanson informed McCarthy" should say "Stoker informed McCarthy"

With no further corrections brought forth, *C. Hanson entertained a motion to approve the April 1, 2010 minutes as amended. Motioned by C. McCarthy and seconded by K. Ryan.*

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CORRESPONDENCE

N/A

NEW BUSINESS

Eastman Community Association / West Cove Tennis; Tax Map 215 Lots 002 & 003 & Tax Map 216 Lots 088, 106, 107, 109, & 113 (Merger/Annexation Application)

C. Hanson asked if everyone had an opportunity to look this application over, and if there were any questions regarding the application. K. Ryan explains that it looks like a pretty straightforward merger.

K. Ryder explained that all these merger applications are to help clean up the records for ECA and the Town of Grantham's records regarding ECA land. These lots will never be sold again.

C. McCarthy asked if this all came about because they were in negotiations with the town regarding tax issues. K. Ryder confirmed that this is correct and that this is a way of starting some housekeeping.

C. Hanson asked if there are any buildings on any of these lots. K. Ryder stated that Tax Map 216- Lot 109 does have an accessories shed.

C. Hanson noted that all the merger applications from the ECA have been filled out with the map and lot numbers transposed. J. Smith stated that she called NH Registry of Deeds regarding this concern and that she was told she could hand write the corrections on each application and initial them.

With no further questions, *C. Hanson entertained a motion to approve the Merger/Annexation Application for West Cove Tennis as submitted. Motioned by K. Ryan and seconded by C. McCarthy.*
UNANIMOUSLY APPROVED

Eastman Community Association / Shore Road Park; Tax Map 213 Lots 111, 112, 113, & 114 (Merger/Annexation Application)

K. Ryder explained that this application is a little different from the rest of the applications that he had submitted, as this is a wild Rhododendron habitat and the ECA Board approved merging these lots together and making it a common property for a Rhododendron Park. It actually is an historic site as there are only 2-3 Rhododendron areas in the State of New Hampshire.

With no further questions, *C. Hanson entertained a motion to approve the Merger/Annexation Application for Shore Road Park as submitted. Motioned by C. McCarthy and seconded by K. Ryan.*
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Eastman Community Association / Maintenance; Tax Map 243 Lots 100, 101, 102, 103, 104, & 105 (Merger/Annexation Application)

K. Ryder explained that over the years Eastman has either purchased or obtained the land from the Maintenance area down to the over flow parking lots, this includes the over flow parking. They are looking to merger all the parcels together; Map 243 Lot 100 does have facilities on it.

With no further questions, *C. Hanson entertained a motion to approve the Merger/Annexation Application for Maintenance as submitted. Motioned by C. McCarthy and seconded by K. Ryan.*
UNANIMOUSLY APPROVED

Eastman Community Association / Mill Pond; Tax Map 216 Lots, 161, 162, 163, 164, & 171 (Merger/Annexation Application)

K. Ryder stated that all the lots abutting Mill Pond belong to the Association. C. McCarthy asked if this also includes the new construction road. K. Ryder agreed that the construction road is included.

With no further questions, *C. Hanson entertained a motion to approve the Merger/Annexation Application for Mill Pond as submitted. Motioned by K. Ryan and seconded by C. McCarthy.*
UNANIMOUSLY APPROVED

Eastman Community Association / Eastman Road Island; Tax Map 226 Lots 035 & 036 (Merger/Annexation Application)

K. Ryder explained that this annexation is the center island that splits Eastman roads (wooded Median).

With no further questions, *C. Hanson entertained a motion to approve the Merger/Annexation Application for Eastman Road Island as submitted. Motioned by C. McCarthy and seconded by K. Ryan.*
UNANIMOUSLY APPROVED

Curtis & Jan Ward; Tax Map 212 Lot 121 & 122 – Eastman Anderson Pond Road (Merger/Annexation Application)

With no applicant representation, *C. Hanson entertained a motion to add the Merger/Annexation Application to the June 2010 agenda. Motioned by C. McCarthy and seconded by K. Ryan.*
UNANIMOUSLY APPROVED

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Jeff Wigsien/Keith Phillip / The Grantham Exchange-Antique Shop; Tax Map 233, Lot 26 Sawyer Brook Plaza (Site Plan Review Application)

K. Philip explained that he filed the application on behalf of Jeff Wigsien. J Wigsien stated that for the antique shop he only needs a few parking spaces in the back for him and his employees, and a few spaces in the front for his customers. An Antique shop itself doesn't usually attract a great deal of business.

The auction hall which is the second phase of what he is trying to complete has about 20 parking spaces in the front of the building, and will only be on Sunday mornings, when most of the businesses are not open; with the exception of Dunkin Donuts and Pizza Chef.

C. Hanson asked what the square footage of the auction hall is; and if they had completed a calculation for the parking requirements K. Philip stated that it is 4500 Sq. Ft. and that they have 8 spaces in addition to what the square footage requires. Philip explained that they basically plan on using all the spaces (with the exception of Dunkin Donuts and Pizza Chef) possibly on auction day and during the flea market.

Philip asked if anyone remembered when it was the "White Elephant" it had about 20 consignment people in there with different craft shops and other type vendors in there 6 days a week. C. McCarthy asked if there was a Site Plan Approval for that; Philip believes that there was, as they ran a business out of there.

K. Philip explained that he was informed that the Chair of Zoning was possibly going to be here this evening. Philip reminded the Planning Board that they are still looking to have outside usage during the summer months for the flea market.

K. Ryan noted that at the last meeting K. Philip and J. Wigsien were asked to bring this to the Zoning Board first before bringing it to the Planning Board.

C. Hanson stated that he was looking at the parking regulations and that the auction hall use is a little different then the other uses. The ordinance is pretty particular "that all purposed new development shall at a minimum have off street parking spaces in accordance following specifications; businesses and industries shall provide 2 spaces for each three employees and or anticipated patrons on premises at any one time. Earlier K. Philip stated that there are 20 spaces in front of the building and not knowing how the Zoning Board feels about the idea counting the available parking spaces that are currently for the other businesses that are closed on Sundays.

J. Wigsien questioned if he remembered last month there were two categories, one said two spaces per and the other one said one space for each two seats. C. Hanson explained that capacity for a place of public assembly, and does not believe this Board can interpret the Zoning Ordinance to determine whether this place is a public assembly; such as church, theater, hall or whether it is a business.

APPROVED

C. Hanson explained that he can not at this time consider this application for approval, until the usage & parking ordinance is cleared by the Zoning Board.

C. McCarthy clarifies that at the last meeting they had requested that both Philip & Wigsien go before the Zoning Board first. There are too many unknowns, especially with the parking. C. McCarthy explained to J. Wigsien that he needs to find out from the Zoning Board “where does an Auction Hall fall under the Zoning Ordinance?” J. Wigsien stated that he is willing to say that he will only hold the auctions on Sunday mornings. C. Hanson confirmed that this does not solve the problem for the Zoning Board as they have regulations to follow.

C. Hanson looked at the minutes from April 1, 2010 and confirmed that it stated very clearly that these issues were brought up and had asked that they take this to the Zoning Board first. C. Hanson explained that they could go forth with the Antique Shop Application (only) at this point.

C. Hanson asked for the Sq. Footage for the Antique Shop. K. Philip stated about 1800 Sq. Ft. Hanson could not see any issues for parking from previous use.

C. Hanson entertained a motion to approve the Site Plan Review Application for The Grantham Exchange-Antique Shop (Only) as submitted. Motioned by C. McCarthy and seconded by W. Kimball.

UNANIMOUSLY APPROVED

Jeff Wigsien/Keith Phillip / The Grantham Exchange-Antique Shop; Tax Map 233, Lot 26 Sawyer Brook Plaza (Sign Permit Application)

C. Hanson asked if they were going to be changing any of the lighting sign structure. K. Philip explained that the lighting on the sign is from when the buildings were approved initially they all had a spot light / illumination under the signs.

C. Hanson asked what they were planning on doing with the sign now, will it still have the illumination. K. Philip confirmed that it will still have the illumination under it, 3x3 in front of the Antique shop, in the same spot as the previous sign.

C. McCarthy asked if they had a design of the sign that they plan on putting up, as one did not come with the application. K. Philip described the sign as a white sign with black block letters that say “The Grantham Exchange – Antique Shop”.

C. Hanson asked if they could provide our file with a sketch of the sign that they plan on putting up. C. Hanson asked if there were any plans for any signage towards the road, K. Philip states that there are not any road side signs, just the one on the building.

C. Hanson entertained a motion to approve the Sign permit Application for The Grantham Exchange-Antique Shop (Only) as submitted. Motioned by K. Ryan and seconded by C. McCarthy.

UNANIMOUSLY APPROVED

APPROVED

Jeff Wigsien/Keith Phillip / The Grantham Exchange-Auction Hall; Tax Map 233, Lot 26 Sawyer Brook Plaza (Site Plan Review & Sign Permit Application)

With needing clarification on usage and parking regulations by Zoning Board, *C. Hanson entertained a motion to postpone the Site Plan Review & Sign Permit Application until applicants have met with the Zoning Board. Motioned by C. McCarthy and seconded by K. Ryan.*

UNANIMOUSLY APPROVED

Yankee Barn Realty Trust; Tax Map 226, Lot 18 – Yankee Barn Road (Site Plan Review Application)

B. Mac Neil explained that he is here today for final request for the loading docks, with dimensions of 49 x 15 x 50. B. Mac Neil confirmed that he has addressed the issues discussed from the last meeting. There will be no exterior lighting, however there might be a light under the cover showing the loading docks (for safety purposes) and it will be on the North side of the building and you wouldn't be able to see it from anywhere else.

For traffic, we took an approximate 3,600 trips divided it by 7 days divided by 10 hours a day and came up with 51 trips per hour (Hypothetically) this appeared excessive so we cut that in half a few times and came up with 12 trips per hour.

C. McCarthy asked if the recreational use will continue or is it going away. B. Mac Neil stated that he hopes not, they are still looking at relocation; they have wetlands issues, flood plan issues, lots of issues down below. C. McCarthy confirmed that he is asking if the warehouse will encompass the entire building; B. Mac Neil explained that this is possible.

C. Hanson asked about the rest of the lighting around the building. B. Mac Neil stated that he might take the rest of the lights out. If he does need some more lighting around the parking lot, his thought would be to put them on the pole closest to the high way pointing to the building being less evasive.

K. Ryan asked if B. Mac Neil already had businesses lined up to use the warehouse. B. Mac Neil stated that he had a realtor that has a client that "might" be interested. Mac Neil just wanted to make sure that all hurdles are cleared before hand.

With no further questions, *C. Hanson entertained a motion to approve the Site Plan Review Application for Yankee Barn Realty Trust, as submitted. Motioned by C. McCarthy and seconded by W. Kimball.*

UNANIMOUSLY APPROVED

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New Business:

C. McCarthy asked about the road side signs that are taking over the town. These signs are not being brought in every night, Spenser's Closet, 65 Roses, Knit Shop, Dunkin Donuts, and Phi Baby Kappa Children's Society.

C. Hanson explained that the definition for "Temporary Signs" under the ordinance states that "a sign indicating a temporary activity" like yard sales; meaning that the sign and the event need to be temporary and not an every day occurrence.

C. Hanson suggested that they vote for Chair and Vice Chair positions and asked if there were any nominations.

C. McCarthy stated that he would like to nominate C. Hanson as Planning Board, Chair.

***Motioned by W. Kimball and seconded by K. Ryan.
UNANIMOUSLY APPROVED***

K. Ryan stated that she would like to nominate C. McCarthy as Planning Board, Vice Chair.

***Motioned my W. Kimball and seconded by K. Ryan.
UNANIMOUSLY APPROVED***

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 W. Kimball. The Planning Board voted unanimously to adjourn at 8:05 pm.

The next meeting of the Planning Board will be held on June 3, 2010 at 7pm in the Jerry Whitney Memorial Conference Room.

Respectfully Submitted,

Jessica Smith
Planning Board Clerk