

APPROVED

**Town of Grantham-Planning Board
Meeting Minutes
July 1, 2010**

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

Present: Carl Hanson, Chair; Charles McCarthy, Vice Chair; Karen Ryan; Alden H. Pillsbury; Warren Kimball, Selectmen's Rep.; Jessica Smith, Clerk;

Absent: Bob Barnes, Alt.; & Larry Fuller, Alt.

APPROVAL OF MINUTES

C. Hanson asked if there were any corrections to the June 3, 2010 meeting minutes. There being none, *a motion was made by C. McCarthy to approve the minutes as written; and seconded by A. Pillsbury.*

UNANIMOUSLY APPROVED

CORRESPONDENCE

C. Hanson explained that they received a letter from a resident regarding Closet Treasures supporting outside display of merchandise for sale. C. McCarthy explained that at last month's meeting they requested that the Selectmen send Closet Treasures a letter regarding their outside display of sale items.

J. Smith informed the board that Closet Treasures is on the August agenda for a Site Plan Review. C. Hanson stated that they could talk with C. Clough at that time regarding the outside usage.

NEW BUSINESS

Kenneth Ryder; Tax Map 215 Lots 9, 10, 60 & 61-Road around the lake & Cove Drive (Standard Dredge & Fill Application)

C. Hanson explained that this application is just an FYI and that there is no action that can be taken.

OTHER BUSINESS

The New Hampshire Workforce Housing Law RSA 674:58 through 61 (Board Discussion)

C. Hanson explained that they needed to discuss what they should be doing to get Grantham's Planning and Zoning regulations in line with the Workforce Housing Law.

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A. Pillsbury asked if there are any regulations that don't comply at this time. W. Kimball stated that there is one section that does not qualify but it is very close, building in industrial or light industrial we allow four unit housing and we have to allow five.

C. McCarthy stated that Zoning Board Chair C. Frey is proposing a change to the Zoning Ordinance to increase that from four to five unit housing.

C. Hanson asked if there were any other questions or concerns. K. Ryan stated that in the workforce housing reference guide it recommends reducing the minimum frontage requirements; that other towns' Zoning ordinances stated that frontage can be reduced at the discretion of the Planning Board. Ryan asked the Board if Grantham should consider this. C. Hanson explained that this is a Zoning requirement and that the Planning Board is not authorized to waive the frontage.

ADJOURNMENT

With no further business before the Board, a motion was made by A. Pillsbury to adjourn and seconded by C. McCarthy.

The Planning Board voted unanimously to adjourn at 7:20 pm.

The next meeting of the Planning Board will be held on August 5, 2010 at 7pm in the Jerry Whitney Memorial Conference Room.

Respectfully Submitted,

Jessica Smith
Planning Board Clerk