

**APPROVED**

**Town of Grantham-Planning Board  
Meeting Minutes  
August 5, 2010**

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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; Larry Fuller, Alt.

Absent: Bob Barnes, Alt.

Public Attendance: Joey Holmes, Carlisse Clough, Cherith Marsh, Roger Rodewald, Edith Willis, George Beyee, Matthew Carl, Kathy & Paul Osgood, Gregory Morneau, Walter Tucker, Warren & Crystal Kurry

**APPROVAL OF MINUTES**

C. Hanson asked if there were any corrections to the July 1, 2010 meeting minutes. C. McCarthy stated that he was not the one to call the meeting to order, that it should read C. Hanson Chairman called the meeting to order. With no further corrections, *a motion was made by A. Pillsbury to approve the minutes as amended; seconded by C. McCarthy.*  
**UNANIMOUSLY APPROVED**

**CORRESPONDENCE**

C. Hanson stated that they received a copy of the letter from NHDES to Yankee Barn Road Realty Trust regarding Grantham Indoor Excavation 5 year extension. No action is required; this is for information purposes only.

**NEW BUSINESS**

**Paul & Kathryn Osgood/Closet Treasures; Tax Map 233 Lot 007-5 Willis Ave. (Site Plan Review Application)**

C. Hanson explained that this Site Plan Review application is requesting an interior expansion of Closet Treasures.

K. Osgood explained that there is an apartment in that building and C. Clough business is expanding and she would like to take over that section too. The only changes that would have to be made construction wise would be to put a doorway in.

K. Osgood confirmed that the only access to the upstairs would be by stairs and that Closet Treasures would be using the whole building.

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C. Hanson asked if there would be any changes to the outside of the building. K. Osgood confirmed that there would be no changes to the outside of the building.

C. McCarthy asked about the outside usage, and confirmed that they had received a letter from the Town regarding their outside usage. C. Hanson stated that he was informed that the applicant is seeking some kind of special exception or variance from the Zoning Board in order to allow the outside display of merchandise and he is not sure where that would go.

A. Pillsbury confirmed that all the Planning Board is addressing tonight is for the business expansion for inside the building. C. Hanson agreed that the only decision they were making tonight was for the expansion of inside the building.

C. Hanson stated that when this site plan review was first addressed he remembers that the condition on their site plan review was that we did not want donations left outside. L. Fuller stated that this is a very different situation as items are being put out and then brought back in at the end of the business day.

C. McCarthy stated that when the outside usage issue came up, each day there was more and more items put outside, scattered across the lawn. K. Osgood explained that when they submitted the original site plan review application they had assumed that outside usage was allowed/accepted as previous businesses had put things outside.

K. Osgood asked C. Hanson if after they get approval from the Zoning Board, will they have to come back and do another site plan review for the Planning Board. C. Hanson stated that they would have to complete all conditions that the Zoning Board puts on them.

C. Hanson asked if there were any further questions regarding the application for converting the upstairs from a residential apartment to commercial space.

With no further questions, *a motion was made by A. Pillsbury to approve the site plan review application for tax map 233 lot 007 as submitted; seconded by K. Ryan.*

### **Walter B Tucker; Tax Map 234 Lots 62 & 63 – Eastman Brook Ridge Section 1. (Merger/Annexation Application)**

C. Hanson explained that the application appears to be in order and looked pretty straight forward. C. McCarthy asked if this was part of the ECA buy/sell agreement that the lots have to be merged. W. Tucker agreed that this is a newly acquired lot through ECA and that the merger is part of the buy/sell agreement.

With no further questions, *a motion was made by C. McCarthy to approve the merger/annexation application for tax map 234 lots 62 & 63 as submitted; seconded by A. Pillsbury.*

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**Matthew & Elaine Carl; Tax Map 213 Lots 97 & 98 – Eastman West Shore Section 2. (Merger/Annexation Application)**

R. Rodewald introduced himself stating that he was here to represent Matthew & Elaine Carl. This merger/annexation came about as they are looking to put a garage on the lot and that would cross over the boundary line. This would bring the lot more into conformity.

C. McCarthy asked if this lot was purchased through ECA recently. M. Carl explained that when he purchased the lots through ECA it was considered it one double lot, but it was recorded on the tax map as two separate lots.

With no further questions, *a motion was made by A. Pillsbury to approve the merger/annexation application for tax map 213 lots 97 & 98 as submitted; seconded by K. Ryan.*

**Greg & Donna Morneau / Daisy Hill farm; Tax Map 233 Lot 99 – 191 Dunbar Hill Road. (Sign Permit Application)**

G. Morneau explained that they started a vegetable garden and has been selling their vegetables and would like to advertise the vegetables that they have to offer. He would like to place this sign 8 feet off of the road on the side of his driveway, this is to prevent the snowplow from hitting it. During the winter he would advertise his maple syrup.

G. Morneau states that he sees some temporary signs going up Dunbar Hill Road for bark mulch and real estate signs and was wondering if when his corn comes in, could he put a temporary sign for 3-4 weeks for his corn.

C. Hanson explained the definition for temporary signage only in business and light industrial business and that does not comply here, it also gives a definition for professional contractors and special events. Temporary signs for special events have to be removed within 24 hours after the event.

With no further questions, *a motion was made by C. McCarthy to approve the sign permit application for tax map 233 lot 99 as submitted; seconded by A. Pillsbury.*

**ADJOURNMENT**

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

*The Planning Board voted unanimously to adjourn at 7:40pm.*

The next meeting of the Planning Board will be held on September 2, 2010 at 7pm in the Jerry Whitney Memorial Conference Room.

Respectfully Submitted,

Jessica Smith  
Planning Board Clerk