

**APPROVED**

**Town of Grantham-Planning Board  
Meeting Minutes  
November 4, 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; Alden H. Pillsbury; Warren Kimball, Selectmen's Rep.; Jessica Smith, Clerk;

Absent: Karen Ryan; Larry Fuller, Alt.; Bob Barnes, Alt.

Public Attendance: Conrad Frey; David Beckley, Deputy Chief of Grantham Fire Department

**APPROVAL OF MINUTES**

C. Hanson asked if there were any corrections to the August 5, 2010 meeting minutes. With no corrections requested, *a motion was made by C. McCarthy to approve the minutes as submitted; seconded by A. Pillsbury.*  
**UNANIMOUSLY APPROVED**

**CORRESPONDENCE**

**NEW BUSINESS**

**Discussion for Amended Articles in Zoning Ordinance for Inclusion in the Warrant Articles, March 2011**

C. Hanson stated tonight they would discuss the proposed Amendment to the Articles in the Zoning Ordinance, that the procedure is that they will consider the amendments tonight and then set the public hearing with public notice for December.

C. Hanson started off by stating that C. Frey had done a very thorough job with presenting the four proposed changes. The first change, having to do with affordable housing, will bring our Zoning Ordinance into conformance with provisions of the affordable housing law. The next change listed to the ordinance is regarding variances, a clearer definition regarding outdoor displays, and then the last change clarifying the language about enforcement per day/violation.

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C. Hanson asked if C. Frey had anything to add or if the board had any further questions. A. Pillsbury complimented C. Frey on how thorough he had been when completing the requested amendments. C. McCarthy agreed, and stated that he was at the informational hearing that jump started this and feels that C. Frey has addressed everything that the State Representative said we should have within our ordinance.

C. Hanson asked for clarification regarding the outdoor display, your just revising this definition for outdoor display and then is outdoor display a permitted use. C. Frey stated that it is just a clearer definition due to the issues that have arisen over this past year.

C. Hanson asked if there were any further questions

C. Frey stated that in the past the Planning Board met once and voted on the amended articles. C. Frey asked why a second meeting was necessary. C. Hanson stated that he does not foresee any changes, but needs to make sure that there is proper notice of a public hearing.

With no further questions, C. Hanson asked the Board that they notice this for a public hearing in December.

**David Beckley, Deputy Chief of Grantham Fire Department; Requested Amendment for Fire Fighting Water Supply Ordinance**

D. Beckley introduced himself to the board and explained that he was here tonight in regards to somehow getting a water supply for firefighting into the subdivision regulations. D. Beckley devised a DRAFT that was completed before he had a chance to look at the wording from the subdivision regulations. Unfortunately, this town has very little water supply once you're away from specific areas.

C. Hanson asked if this would apply with any three or more lot subdivision. D. Beckley stated that this is open for discussion; this is just a sample draft. C. Hanson summarized what D. Beckley is looking for is to make sure that when the Planning Board subdivides or approves a major subdivision that there is some source of water supply somewhere, either a natural water supply or a cistern.

C. McCarthy stated that Eastman water system does not supply the Fire Department with hydrants but do have dry hydrants at the ponds. D. Beckley confirmed that this was correct, that Eastman does have two hydrants on their system however, because the Fire Department is not allowed to practice with the hydrants they are not experienced with them.

A. Pillsbury asked what if they don't have any hydrant or pond with the subdivision. D. Beckley stated that they are requesting that if they have no natural supply or hydrant available to them then they be expected to install a cistern. A. Pillsbury questioned why you would expect them to put in a costly cistern, when you have tankers. D. Beckley explained that after the first 2,500 gallons the next tanker takes up to 20 minutes to refill.

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D. Beckley explained that looking at this will also help with the insurance rates as the houses are built if they have access to a water supply. C. Hanson questioned how they dealt with this in the past. He remembers past subdivisions where questions of water supply were addressed.

C. McCarthy stated that the wording now in article 321 of existing subdivision regulation specifies minimum requirements for fire safety that will provide reasonable degree of protection to life and property in the area. All proposals shall be reviewed by the Fire Department and recommendation's given to the Planning Board.

C. McCarthy asked where D. Beckley found the language for his written draft. D. Beckley explained that it was collected out of a number of other towns. C. McCarthy asked an opportunity to read through this proposed ordinance. After briefly reading through it, felt that there were some sections that would really spark up some heated conversations. IE: The developer or subdivision land owners will assume responsibility for maintenance of the fire pond and dry hydrant system. The land owner may save a few dollars on the home owner's insurance premium but will spend a lot of money maintaining the fire pond and hydrant system, especially if something goes wrong.

D. Beckley stated that he understands but reality is that a number of dry hydrants that were available in town are no longer serviceable. It is not within the town's budget to take care of those and it's not within the Fire Departments budget; it is up to the land owner's to make the repairs.

C. Hanson remembers on Juniper Hill it was written in their conveyance that the land owners were going to maintain that hydrant, but that was a 17 lot subdivision which is different than a 3 lot subdivision.

C. McCarthy asked if it would be prudent for the Planning Board to make the Selectmen aware of this. W. Kimball agreed that the Selectmen should be aware of this request and stated that he would pass this information on.

W. Kimball confirmed that this is just a starting point that the Fire Department has devised a starting point to get the ball rolling, not necessarily what they are going to go by, but something that they would like to have considered.

A. Pillsbury explained that he understood where the Fire Department was coming from, but wanted to make sure that we also take in consideration of the home/land owners and what we are asking them to take on. Asking them to do something like this on a 3 unit subdivision is quite an expense, unless they happen to have a pond or river already there.

D. Beckley explained again that this is just a draft, but wanted everyone to remember that this summer was very dry and there were parts of town where the nearest water supply was 4 miles away.

C. Hanson suggested that the ordinance needs to have some flexibility and the definition for natural water supply is a pond or natural flowing water with a minimal user capacity of 12 months out of a year.

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A. Pillsbury stated that it has to be dealt with on a case per case basis. D. Beckley asked if he should adjust some of the definitions. C. Hanson also suggested that there be some flexibility within the ordinance.

D. Beckley asked what happens next. W. Kimball explained that the Planning Board and Selectmen will make some notes for requested changes to make within the ordinance and then once we all come to an agreement it will need to go before a Public Hearing for approval.

**ADJOURNMENT**

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

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

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

Respectfully Submitted,

Jessica Smith  
Planning Board Clerk