

Town Of Grantham – Planning Board
Meeting Minutes
December 4, 2014

Chair Carl Hanson called the meeting to order at 7:00 pm. The meeting was held in the Jerry Whitney Memorial Conference room of the Grantham Town Hall located at 300 Route 10 South in Grantham, NH.

Present: Chair Carl Hanson; Vice Chair Charlie McCarthy; Karen Ryan; Selectman Representative Warren Kimball; Mary Hutchins; Alternate Peter Guillette; and Alternate Thain Allan

Public Attendance: Angela MacCreighton; Bob and Patty MacNeil; Chuck Gaede; Matt Hagerty

APPROVAL OF MINUTES:

Chair Hanson asked if there were any corrections to the November 6, 2014 minutes. K. Ryan added a few grammatical changes under Grey Ledges Site Plan; sentence now states "The first floor dimensions are going back to the use as it was before 65 Roses was located in the building. This was the reason the site plan resubmit this site plan." K. Ryan also requested a change to the Sign Plan for Grey Ledges third line to say "Still will be complying with the square footage stated in application." Additional correction to be made under Dunkin Donuts Sign Application line three changed to "The Planning Board agreed with placement on the sign above the door." There being no further corrections, a motion was made to approve the minutes of November 6, 2014 as amended by K. Ryan and Seconded by C. McCarthy.

Unanimously Approved

New Business

Annexation Application:

Town of Grantham – Map 226 Lots 026 & 027 as well as Map 221 Lot 001
12-2014

Selectman Kimball explained that this is the merger of three lots becoming one lot

Chair Hanson explained three mergers are shown on two applications sheets

Chair Hanson entertained a motion to approve merger/annexation application as submitted. Motioned by: M. Hutchins, seconded by C. McCarthy.

Unanimously Approved

Site Plan Application

Woodbrowsers Inc.; Tax Map 226 Lot 020, 151 Route 10 North 12-2014

C Gaede stated the move is to have office space which is used as a purchase and sales operations over the phone. There is no lumber on the premises.

K Ryan questioned which spaces were being utilized by them

C. Gaede showed the four sections on the top floor and they will be sharing the common areas.

Chair Hanson asked about customer traffic

C. Gaede reconfirmed that it is an over the phone operation and that customers do not visit often. Making traffic not an issue.

McCarthy asked about signage and they are not putting signs up.

Chair Hanson entertained a motion to approve merger/annexation application as submitted. Motioned by: K. Ryan, seconded by C. McCarthy.

Unanimously Approved

Conceptual

1. Sugar River Bank – Angela MacCreighton, Branch Manager

A MacCreighton inquiring the sign ordinance and what the articles state for them to be allowed to do.

A Mac Creighton spoke of being part of the business district asking if that was how the town saw Sugar River Bank and the other businesses in the plaza seen as well. Are they only one entity so only one sign or is each building free standing? Wondered what this would mean for each. So each business should be able to have their own signs? Is the sign application per business or is it landlord predicted?

Chair Hanson was not sure how to rule without a sign application to rule on.

C. McCarthy brought up that Conrad Fry would be the person to ask these questions.

A Mac Creighton assured the board that she had already contacted Conrad and that brought her to this meeting tonight. Only to get this in meeting minutes that they businesses are going through the proper chains and doing what is allowed.

Chair Hanson stated that if your lease shows that you are allowed to place signs this is what the Planning Board would need to determine the right of the business.

McCarthy informed A MacCreighton that she should submit a sign application to be review by the board.

2. Bob MacNeil – Yankee Barn Road Realty Trust

Grantham Indoor - 163 Yankee Barn Road

Bob MacNeil updated the board that he was looking into solar at Grantham Indoor. The weight on the building would be too large so he would be looking at putting them in the field to the west of the building in the woods. He is in the market to see cost. He would be looking into selling back to public service and wanted to see how the town feels about this. He has a sense that the placement would not be unattractive to the town. He will keep the town informed as he comes to a better understanding and understanding the cost.

Approved

Chair Hanson found a site plan would be the proper application for this inquiry.

Other Business

Capital Improvements Plan was presented by Peter Guillette

Planning Board will review and determine approval at the Planning Board Meeting in January.

Adjournment:

There being no further business, a motion was made by C. McCarthy; seconded by K. Ryan to adjourn the meeting at 8:00 pm.

The deadline for the next Planning Board meeting is December 18, 2014.

Next Planning Board meeting will take place on January 8, 2014 in the Jerry Whitney Memorial Conference Room of the Town Hall.

Respectfully Submitted,

Jamielynn Garland

Planning Board Clerk