

**APPROVED**

**Town of Grantham-Planning Board  
Meeting Minutes  
October 6, 2011**

---

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; Karen Ryan; Bob Barnes Alt; Jessica Smith, Clerk

Absent: Warren Kimball, Selectmen's Rep; Larry Fuller, Alt.

Public Attendance: Peter Hadlock, Allan Wilson, Rich Kiaszeta, Charles Wood, Bob MacNeil, & Pat MacNeil.

**APPROVAL OF MINUTES**

C. Hanson asked if there were any corrections to the September 1, 2011 meeting minutes. With no corrections requested, *a motion was made by C. McCarthy to approve the minutes as submitted; seconded by K. Ryan.*

**UNANIMOUSLY APPROVED**

**CORRESPONDENCE**

**NEW BUSINESS**

Boundary Line Adjustment:

**Peter & Julia Hadlock; Tax Map 237 Lots 041 & 042-Split Rock Road.**

R. Kiaszeta explained to the Board that their agent was unable to attend tonight due to a conflict in his schedule. P. Hadlock explained that this is a pretty straight forward boundary line adjustment; the original lot had an unusual corner, which he would like to turn into something useful for a possible future use. C. Hanson confirmed that all the abutters had been notified. C. Hanson also reminded P. Hadlock that he would need to bring in the Mylar for final signature and pay his \$25.00 L-chip fee and \$26.00 filing fee.

With no further questions, *a motion was made by C. McCarthy to approve the Boundary Line Adjustment Application for Tax Map 237 Lots 041 & 042; seconded by K. Ryan.*

**UNANIMOUSLY APPROVED**

**APPROVED**

Subdivision Application:

**Stacy & Matthew Gallien; Tax Map 221 Lot 48-800 Rte. 10 North**

A Wilson explained that Matt & Stacy have a 36 acre parcel of land adjacent to from their property on Route 10. On that parcel there is a mobile home that has been there for some time. They would like to slice off a piece of that land to sell with the mobile home. A. Wilson confirmed that the size of that parcel would be 3.59 acres and explained the road frontage along route 10 created by the State to help maintain the edge of the roads. A. Pillsbury confirmed that this lot is actually separate from Gallien's lot. K. Ryan asked if it would need a new septic system; A. Wilson explained that it would not need a new septic system. A. Pillsbury questioned the percentage of steep slope within the 1 acre lot and C. Hanson asked A. Wilson when he submits the final Mylar; he includes a stated saying that the new lot has in excess one acre of non-steep slope.

With no further questions, *a motion was made by C. McCarthy to approve the Subdivision Application for Tax Map 221 Lot 48; seconded by A. Pillsbury.*

**UNANIMOUSLY APPROVED**

Conceptual:

**Bob MacNeil; Tax Map 226 Lot 18-Yankee Barn Realty Trust**

B. MacNeil explained to the Board that he is looking to discuss one subject tonight and that was minimum road frontage. He has two conceptual subdivision plans one with seven acres and the other plan is a ten acre. He explained that on both plans they have marked the 152 ft. minimum road frontage. B. MacNeil stated that he wanted to make sure that his plan is acceptable before coming back for a final approval.

C. McCarthy questioned if the 152 ft. road frontage was in place for only one of the lots or both lots. B. MacNeil explained that it was an option if someone wanted to buy the seven acre or the ten acre.

C. Hanson explained that he remembers that there was a restriction years ago regarding the shape of the lots and he believes that they took that out of the Zoning Ordinance. C. Hanson confirmed that he did not see any concerns regarding B. MacNeil proposed road frontage.

Site Plan Review Application:

**Charles Wood; Yankee Barn Homes**

A. Pillsbury stepped down during the review of this application as he is an abutter to Yankee Barn Homes, B. Barnes was appointed as a voting member.

C. Hanson explained that he had talked with C. Woods earlier via phone regarding his request for a waiver from the abutters regarding the notice requirement for the Site Plan Review. C. Woods explained that he is planning on putting up a small 32 X 30 addition off of their building. Yankee Barn has been purchased by a new gentleman from Mass. and is currently looking to revitalize Yankee Barn and this is one of the first major steps in achieve this goal. It is a very basic simplistic design just connecting two buildings together; the wall department with the North shed. The North shed is a three sided shed and will remain a three sided shed; however it will have a wall leading to the next building.

C. Woods explained that the Selectmen have already approved the building permit; they are just waiting for the Planning Board to sign off with it. C. Hanson explained that he was not sure the Planning Board could approve the application without abutter notification. C. Hanson found a

**APPROVED**

regulation stating that the Board has to decide that compliance with notice of abutters would pose an unnecessary hardship.

*C. Hanson entertained a motion to waive the notice of abutters for the Yankee Barn Homes Site Plan Review Application. A motion was made by K. Ryan to approve the Waiver for Notification to Abutters for the Site Plan Review Application for Yankee Barn Homes; seconded by B. Barnes.*

**UNANIMOUSLY APPROVED**

With no further questions regarding the Site Plan Review application, *a motion was made by C. McCarthy to approve the Site Plan Review Application for Yankee Barn Homes; seconded by K. Ryan.*

**UNANIMOUSLY APPROVED**

OTHER BUSINESS

ADJOURNMENT

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

*The Planning Board voted unanimously to adjourn at 7:50pm.*

The next meeting of the Planning Board will be held on November 3, 2011 at 7pm in the Jerry Whitney Memorial Conference Room.

Respectfully Submitted,

Jessica Smith  
Planning Board Clerk