

DRAFT

**Town of Grantham-Planning Board
Meeting Minutes
March 7, 2013**

Carl Hanson, Chairman called the meeting to order at 7:00 p.m. The meeting was held in the Lower Level of the Grantham Town Hall located at 300 Route 10 South in Grantham, NH.

Present: Chair Carl Hanson, Vice Chair Charles McCarthy, Karen Ryan, Selectman Warren Kimball, Alternate Mary Hutchins, and Clerk Jessica Smith.

Absent: Alden Pillsbury

Public Attendance: Catherine MacLean, Matthew MacLean, Joseph Cioffi, Pat MacNeil, Bob MacNeil, Peter James and Robert Osgood

APPROVAL OF MINUTES

C. Hanson asked if there were any corrections to the February 5, 2013 meeting minutes, with no corrections suggested, *a motion was made by C. McCarthy to approve the minutes as submitted; seconded by K. Ryan.*

UNANIMOUSLY APPROVED

Site Plan Review Application:

Catherine MacLean, Tax Map 233; Lot 26 – 26 Sawyer Brook Plaza, Grantham, NH

C. MacLean explained that there would be no changes to the outside of the building besides adding some fencing to the North side of the building. C. Hanson confirmed that C. MacLean has submitted an application for permitted use to the Zoning Board of Adjustments however their February meeting was canceled due to weather.

C. Hanson explained that any approval given this evening regarding this application will be contingent to Zoning Boards approval. M. Hutchins confirmed that all the abutters were notified.

C. MacLean explained that they would be sound proofing the inside kennel area in hopes to eliminate any concerns with noise. C. McCarthy asked about the well that is on the site plan; C. MacLean explained that it is just the well for the property and that they would not be covering up the well.

C. Hanson asked if there were any further questions regarding the application.

With no further questions, *a motion was made by K. Ryan to approve the Site Plan Review Application as submitted “contingent to Zoning Board Adjustment Approval” for Tax Map 206 Lot 002; seconded by C. McCarthy.*

UNANIMOUSLY APPROVED

Sign Permit Application:

Catherine MacLean, Tax Map 233; Lot 26 – 26 Sawyer Brook Plaza, Grantham, NH

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C. Hanson stated that the application showed the sign being proposed is 12x12 is too large. The maximum allowable size is 24 square feet.

C. McCarthy confirmed that C. MacLean would also be using a temp. sign stating “Sugar River Animal Hospital Coming Soon”.

C. Hanson asked if there were any further questions regarding the application.

With no further questions, *a motion was made by K. Ryan to approve the Sign Permit Application as revised “1 sign no larger than 24 square feet” for Tax Map 206 Lot 002; seconded by C. McCarthy.*

UNANIMOUSLY APPROVED

Site Plan Review Application:

Joseph Cioffi, Tax Map 226; Lot 20 – Grantham Greenway, Grantham, NH

J. Cioffi explained that the plan is to open an ice cream and penny candy shop with a small gift shop inside. The shop will be a take-out only; however it will have some outside seating. There will also be a small outside playground area for kids to play. There will also be a garden center that E. Collier will be running. The Garden Center will be open before Mother’s day, and aiming to open the Ice Cream Parlor the first of May.

J. Cioffi stated that they were supposed to go before the Zoning Board in February; however the meeting was canceled due to weather. C. Hanson explained that they would need to get a special exception from the Zoning Board for permitted use. C. Hanson also explained that take-out restaurants are prohibited; however take-out food services are permitted so long as they are subordinate and incidental to another business.

C. Hanson asked how many picnic tables will there be. J. Cioffi explained that they currently have about 8 but looking to have at least 12. The Ice Cream Shop will be open 11am-9pm. C. Hanson asked about the exterior lighting; and explained that any exterior lighting be shut off at closing time.

C. Hanson asked if there were any further questions regarding the application.

With no further questions, *a motion was made by K. Ryan to approve the Site Plan Review Application “contingent to Zoning Board Adjustment Approval” for Tax Map 226 Lot 20; seconded by C. McCarthy.*

UNANIMOUSLY APPROVED

Sign Permit Application:

Joseph Cioffi, Tax Map 226; Lot 20 – Grantham Greenway, Grantham, NH

J. Cioffi explained that the sign would be 2.5x7 ft. It will be on the side of the building facing Route 10.

C. Hanson asked if there were any further questions regarding the application.

With no further questions, *a motion was made by C. McCarthy to approve the Sign Permit Application as submitted for Tax Map 226 Lot 20; seconded by K. Ryan.*

UNANIMOUSLY APPROVED

DRAFT

Merger/Annexation Application:

K. Cameron Shepherd, Tax Map 222; Lots 225 & 226 – Eastman/Deeryard, Section 1

K.C. Shepherd explained that they purchased the lot with the thoughts that they would be able to build a larger house and still have a good size buffer between their house and the neighbor's house on the lot.

C. Hanson asked if there were any further questions regarding the application.

With no further questions, *a motion was made by C. McCarthy to approve the Merger/Annexation Application as submitted for Tax Map 222 Lots 225 & 226; seconded by K. Ryan.*

Conceptual:

B. Osgood presented a potential Merger/Annexation plan to the Planning Board.

The deadline for the next Planning Board Meeting is March 14, 2013.

C. Hanson adjourned the hearing at 8:00 pm.

The next meeting of the Planning Board will be held on Thursday, April 4, 2013 at 7pm in the Jerry Whitney Memorial Conference Room of the Town Hall.

Respectfully Submitted,

Jessica Smith
Planning Board Clerk