



**FINAL**

TOWN OF GRANTHAM NEW HAMPSHIRE  
PLANNING BOARD MEETING MINUTES  
FEBRUARY 6, 2025

Remotely and Jerry Whitney Memorial Conference Room

**I. CALL TO ORDER**

Chair Peter Guillette called the meeting to order remotely at 7:00 p.m. on Thursday, February 6, 2025. Based on the weather and condition of the roads, Chair Peter Guillette determined that the meeting should be conducted remotely. The Jerry Whitney Memorial Conference Room was accessible by the public, since Board Clerk Owens was able to host the meeting.

**Present:** Chair Peter Guillette, V.C. Bob (Robert) Benson, Selectmen's Representative Warren Kimball, Alternate Steven Bookless, Alternate Jeremy Walla and Board Clerk Emily Owens

**Public:** none

Chair Guillette appointed Alternates Jeremy Walla and Steven Bookless to full voting members for this meeting because Ralph Beasley and Jacob Noble were not available.

**II. APPROVAL OF MINUTES**

V.C. Bob (Robert) Benson made a motion to accept the minutes from January 2, 2025, seconded by Board Member Jeremy Walla. ***Unanimously Approved by Roll Call***

**III. NEW BUSINESS**

**Resignation of Alternate Andrew Fitzgerald**

Chair Guillette received the resignation of Alternate Andrew Fitzgerald due to personal reasons. He thanked Andrew for his service and time on the Planning Board. V.C. Bob (Robert) Benson moved a motion to accept the resignation of Alternate Andrew Fitzgerald, seconded by Selectmen's Representative Warren Kimball. ***Unanimously Approved by Roll Call***

**IV. OLD BUSINESS**

**Subdivision Regulations**

The board reviewed the red text items from the January 2025 draft version of the Subdivision Regulations and provided comments to Vickie Davis. These comments will be emailed to her, and she will be invited to the March Planning Board meeting.

**Master Plan Committee**

Board Clerk Owens updated the board about the Master Plan Committee meeting on January 15. The Committee reviewed the list of Master Plan Questions from the 2016 Grantham survey and updated them. The Committee will meet February 12<sup>th</sup> at 6:00PM in the Jerry Whitney Conference Room and review the Sunapee and Hanover surveys. Additionally, the Committee will decide on what services they need from UVLSRPC.

**V. CORRESPONDENCE**

**APPROVED** #01-2025-01: Application for a Special Exception; Applicant EAM LLC, Property Owner Lauren Lynch; 309 Stocker Pond Road Map 236 Lot 039 – The Applicant was seeking a special exception from Article XI-C in the Rural Residential District #1 to build new stairs, a landing, and carport onto the existing house.

**DENIED** #01-2025-02: Application for a Special Exception; Applicant Marcus and Sarinis Kissam; 95 Silo Lane Map 216 Lot 005 – The Applicants are seeking a special exception from Article VIII in the Rural Residential District #2 to convert a detached garage into an ADU. The application was not approved since they needed a variance and not a special exception. The applicants were advised on multiple different ways they could accomplish their goal without applying for a variance.

**VI. ADJOURNMENT**

There being no further business V.C. Bob (Robert) Benson made a motion to adjourn, seconded by Board Member Steve Bookless, approved by all members by roll call, and the meeting adjourned at 7:54 p.m.

The next meeting of the Planning Board is scheduled for March 6, 2025, at 7:00 p.m. in the Jerry Whitney Memorial Conference Room of the Grantham Town Hall.

Respectfully Submitted,

Emily Owens  
Planning Board Clerk