



**FINAL**

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

Jerry Whitney Memorial Conference Room

**I. CALL TO ORDER**

Chair Peter Guillette called the meeting to order at 7:00 p.m. on Thursday, March 6, 2025.

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

**Public:** Pete Lambert, Lisa Lambert, Leslie Carruth, Cameron Shepherd, DeeAnn Shepherd, Mark Paloma

**II. APPROVAL OF MINUTES**

V.C. Bob (Robert) Benson made a motion to accept the minutes from February 6, 2025, seconded by Board Member Jacob Noble. ***Unanimously Approved by Roll Call***

**III. NEW BUSINESS**

**Annexation: 03-2025-01; Peter & Lisa Lambert; 55 High Pond Road MAP 212 LOT 073 and High Pond Road MAP 212 LOT 074**

Peter Lambert purchased the two lots to be able to build a house without any issues with setbacks. The board members had no questions regarding the application, so V.C. Bob (Robert) Benson made a motion to approve the annexation, seconded by Board Member Jacob Noble. ***Unanimously Approved by Roll Call***

**Annexation: 03-2025-02; Leslie Carruth; 4 Loon Drive MAP 215 LOT 124, 8 Loon Drive MAP 215 LOT 123, and 10 Loon Drive MAP 213 LOT 139**

Leslie Carruth purchased the three lots to be able to build a house without any issues. The board members had no questions regarding the application, so V.C. Bob (Robert) Benson made a motion to approve the annexation, seconded by Board Member Ralph Beasley. ***Unanimously Approved by Roll Call***

**Minor Subdivision: 03-2025-03; Cider Hill Development, LLC; 1482 Route 10 North Map 212 Lot 027**

Applicant Mark Palomba, Cameron Shepherd, and DeeAnn Shepherd thought they were submitting an application for a preliminary minor subdivision but since the application

is complete, was noticed as a final minor subdivision application with proper notice to the abutters, and a newspaper posting of the public hearing, they agreed to proceed with a final subdivision application. V.C. Benson stated that he felt the application was complete and Chair Guillette agreed.

Chair Guillette introduced the application, a Final Minor Subdivision Review, and asked the applicant to speak. Mike Palomba began by explaining to the board that they would like to subdivide the property at 1482 Route 10 North, Tax Map 212 Lot 027, into two house lots. Chair Guillette asked if there were any questions from the board, hearing none he opened the meeting up for public comment. Chief Parsons mentioned the driveway issue because of NHDOT requiring permission for any driveway on Route 10. He discussed the lines of sight heading southbound were not an issue but heading northbound the snow mounds and foliage limit viability. NH RSA 236 deals with the regulations for highways, including Route 10. Furthermore, Chief Parson stated that the SAU has requirements for school bus stops and the location may not qualify for a stop. This means that the kids would need to walk down the very the busy road, against the flow of traffic, and possibly in the road if the shoulder is covered with snow. Chief Parson mentioned the mailbox would need to be gang mailbox similar and the USPS has similar requirements to the SAU. With no other comments from the public, Chair Guillette closed the public hearing and asked if there were any further comments from the board. V.C. Bob (Robert) Benson stated that the application paperwork submitted was very clear and thorough.

V.C. Bob (Robert) Benson made a motion to accept the application as complete and approve the minor subdivision subject to NH DOT approval for the driveway, seconded by Board Member Ralph Beasley. ***Unanimously Approved by Roll Call***

#### **IV. OLD BUSINESS**

##### **Subdivision Regulations**

Vickie Davis updated the Subdivision Regulations, and the current version is from January 2025. Board Clerk Owens will ask Road Agent Jeff Hastings if he is willing to review the road regulations and provide Vickie Davis with his contact information.

##### **Master Plan Committee**

Jacob Noble updated the board about the Master Plan Committee meeting and the anticipated delay. The MPC would like to get the survey out in April and will meet in April at 6:00PM in the Jerry Whitney Conference Room.

#### **V. CORRESPONDENCE – NONE**

#### **VI. PUBLIC COMMENTS –** There was a question from the public about using their barn to sell antiques and it was suggested she read the Grantham Zoning Ordinance for Rural Residential District 1 under permitted uses. It was suggested that she attend the ZBA

meeting in March to see if the selling of antiques from a barn is a permitted use in the district.

**VII. ADJOURNMENT**

There being no further business V.C. Bob (Robert) Benson made a motion to adjourn, seconded by Board Member Jacob Noble, approved by all members, and the meeting adjourned at 8:29 p.m.

The next meeting of the Planning Board is scheduled for April 3, 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