



**FINAL**

TOWN OF GRANTHAM NEW HAMPSHIRE  
PLANNING BOARD MEETING MINUTES  
APRIL 3, 2025

Jerry Whitney Memorial Conference Room

**I. CALL TO ORDER**

Chair Peter Guillette called the meeting to order at 7:01 p.m. on Thursday, April 3, 2025.

**Present:** Chair Peter Guillette (remote), Jacob Noble, Ralph Beasley, Selectmen's Representative Jeremy Walla, Alternate Steven Bookless, and Board Clerk Emily Owens

**Public:** Todd Hendricks, Laurie Hendricks, Robert Johnson, and Scott Shull

Chair Guillette appointed Steven Bookless to the position of a full voting member for this meeting because V.C. Bob (Robert) Benson was not available.

**II. APPROVAL OF MINUTES**

Board Member Ralph Beasley made a motion to accept the minutes from March 6, 2025, seconded by Board Member Jacob Noble. ***Unanimously Approved by Roll Call***

**III. NEW BUSINESS**

**ELECTION OF OFFICERS** - Election of Chair and Vice Chair

Board Clerk Owens opened nominations for the position of Chair, Board Member Ralph Beasley nominated Peter Guillette for the position of Chair and Board Member Jacob Noble seconded the nomination. Board Clerk Owens repeated Peter Guillette's name for the nomination of Chair and asked if the board had any other nominations. Hearing none, she called for a vote and the board by roll call ***unanimously approved*** Peter Guillette to the position of Chair.

Next, Board Clerk Owens opened nominations for the position of Vice Chair, Chair Peter Guillette nominated Bob (Robert) Benson for the position of Vice Chair, and Board Member Jacob Noble seconded the nomination. Board Clerk Owens repeated Bob (Robert) Benson's name for the nomination of Vice Chair and asked if the board had any other nominations. Hearing none, he called for a vote and the board by roll call ***unanimously approved*** Bob (Robert) Benson to the position of Vice Chair.

**REVIEW OF PROCEDURES**

Board Clerk Owens will review the current procedures and make suggested revisions for the May meeting. Board Member Ralph Beasley moved a motion to table discussions on

the Rules of Procedure, seconded by Board Member Jacob Noble. ***Unanimously Approved by Roll Call***

**Site Plan Review: 04-2025-01; Northwind Security Products LLC; 120 Route 10 South, Building #5; Map 233 Lot 026**

Chair Guillette introduced the application, a Site Plan Review, and asked the applicants, Todd or Laurie Hendricks, to speak. They explained that their business of wireless microphone holders is ready to expand to the former location occupied by Sugar River Animal Hospital, 120 Route 10 South back right building. They have been utilizing various spaces around NH to manufacture and ship their products. They anticipate hiring 4-6 employees, operating Monday through Friday 8-4, and a potential pick-up from FedEx on Saturdays. Chair Guillette asked about signage, and they planned on just the standard front sign with the company name and logo. They understand that a sign permit needs to be obtained from the Planning Board.

Chair Guillette opened the meeting up for public comments; hearing none he entertained a motion to accept the application as complete and approve the Site Plan Review. Board Member Jacob Noble moved the motion and Board Member Ralph Beasley seconded it. ***Unanimously Approved by Roll Call***

**IV. OLD BUSINESS**

**Subdivision Regulations**

Vickie Davis and Road Agent Jeff Hastings have connected, and he is reviewing the Sunapee Road Regulations to compare them to Grantham's Road Regulations. The current version of the Subdivision Regulations is still from January 2025.

**Master Plan Committee**

Jacob Noble updated the board about the Master Plan Committee meeting and the anticipated delay for releasing the survey. Board Member Ralph Beasley moved a motion to sign a contract with UVLSRPC for an amount not to exceed \$3,000 for Phase 1 of the Master Plan Survey, seconded by Board Member Steve Bookless. ***Unanimously Approved by Roll Call***

**V. CORRESPONDENCE**

- a. **ZBA DECISION LETTERS:** There were three decision letters; two special exceptions and one variance. #03-2025-01: Application for a Special Exception; Applicants & Property Owners Christopher & Elizabeth Kelly; 331 Stocker Pond Road Map 236 Lot 040 – The Applicants are seeking a special exception from Article XI-C in the Rural Residential District #1 to build a new house. The applicants needed a variance from Article V-A Section 4(a) for the side setback and the ZBA granted a five-foot incursion of the driveway into the side setback. #03-2025-02: Application for a Special Exception; Applicant Robert Johnson, Property Owner Ernest Collier; 1205 Route 114 Map 235 Lot 017 – The Applicant is seeking a

special exception from Article IV-B Section 2(u)6 in the Business Light Industrial District #1 to operate an auto service station.

- b. BOARD OF SELECTMEN NOTICE TO 1120 DUNBAR HILL ROAD:** The Board of Selectmen sent a letter to 1120 Dunbar Hill Road informing Hidden Brook Farm, LLC that the business currently being operated on the property has not been approved by the ZBA and that they should apply for a variance.

**VI. PUBLIC COMMENTS – NONE**

**VII. ADJOURNMENT**

There being no further business Board Member Steve Bookless made a motion to adjourn, seconded by Board Member Ralph Beasley, approved by all members, and the meeting adjourned at 7:47 p.m.

The next regular meeting of the Planning Board is scheduled for May 1, 2025, at 7:00 p.m. in the Jerry Whitney Memorial Conference Room of the Grantham Town Hall. The Planning Board will meet on April 17<sup>th</sup>, at 7:00 p.m. in the Jerry Whitney Memorial Conference Room of the Grantham Town Hall to hear an application for a Site Plan and Sign Permit Review for Applicant Robert Johnson, Property Owner Ernest Collier; 1205 Route 114 Map 235 Lot 017.

Respectfully Submitted,

Emily Owens  
Planning Board Clerk