

Master Plan Committee
Grantham, NH
Meeting Minutes November 5, 2025



1. Meeting Called to Order

The meeting was called to order at 6:02 p.m. on Wednesday, November 5, 2025.

Members In attendance: Steve Cornish, Adam Gardner, Al Lambert (via Zoom), Tod Lloyd, Catherine MacLean (via Zoom), Brenda Molloy, Jacob Noble, and Kelly Spiller

Present: Board Clerk Amy Monroe, Selectboard member Jeremy Walla (via Zoom), Upper Valley Lake Sunapee Regional Planning Commission representative Tim Josephson, and resident Larry Fuller.

2. Approval of Minutes: (Re)approval of the September 3, 2025 meeting minutes.*

Committee member Cornish moved to approve the minutes from the September 3, 2025 meeting. Committee member Lloyd seconded. ***The motion passed unanimously.***

Approval of the October 1, 2025 meeting minutes.

Committee member Lloyd moved to approve the minutes from the October 1, 2025 meeting. Committee member Cornish seconded. ***The motion passed unanimously.***

*Due to the lack of quorum at the October 1, 2025 meeting, committee members had to reapprove the September 3, 2025 meeting minutes.

3. Old Business

A. Tim Josephson of the Upper Valley Lake Sunapee Regional Planning Commission presented the results of the Master-Plan survey. The committee had robust discussion about the results, which include the following, among many other topics:

- The survey was open to all Grantham residents and sent out via postal mail, placed on the town website, posted at public places in town, put in various newsletters, and disseminated at public events.
- The overall draw to Grantham includes its natural environment, excellent school system, small-town atmosphere, cost of living, and access to outdoor recreational activities.
- The business climate and childcare are not the biggest draws to the community.
- Most residents either work remotely or commute to nearby Hanover, Lebanon, or Newport for work.
- Grantham town wants to preserve its woods and forests, wildlife, and safety.
- The town moderately encourages the development of ADUs, which are now allowed by rights as a response to the state's housing crisis.
- The town has room for improvement when it comes to setting goals around agriculture since many residents responded that they are "not sure" about green initiatives.
- Preserving clean ground and surface water is very important to the town as is maintaining its scenic views.

- Recreational access to land is important to the rural character of the town.
 - Residents want safer pedestrian thoroughfares and bike lanes.
 - Routes 10/114 were consistently mentioned, but these state-maintained highways do not fall under the town's governance.
 - Opinions are split about the usefulness of potential public transit.
 - Grantham now maintains a transport contract with Lebanon for emergency ambulance/EMT-type services.
 - The library and school received praise and high marks from the respondents.
 - Most respondents were unsure about the efficiency of the highway department and emergency services. For the latter, this is presumably because residents seldom, if ever, require these services.
 - Furthermore, many may not be aware that all emergency services aside from the police department are comprised of all-volunteer forces.
 - Nearly half (45%) of the town's residents relocated here within the last decade.
 - Generally speaking, respondents want development kept to a minimum, but the town welcomes more dining options, small locally owned businesses, medical offices, indoor activity spaces, a pharmacy, and a communal green space.
 - The town discourages big box stores, chains, heavy industry, industrial developments, strip malls, and unattractive facilities such as storage units.
 - Concerns included reducing property taxes for the aging population, better road maintenance, and more transparency regarding town initiatives/meetings.
- B. Mr. Josephson presented a contract extension, which will cover the upcoming months. It will need to be approved by the Board of Selectmen and signed by Town Administrator Owens.

C. After-action review:

Things that went well:

- The QR-code post-cards were well-sized.
- The choices were succinct.
- There weren't many long open-ended questions.
- The questions were well crafted and specific to Grantham.
- The survey began early.

Things that could be improved upon:

- The demographics were skewed because more residents over the age of 55 answered the survey than those under the age of 50.
- The committee missed key, well-attended town events such as Old Home Day as an opportunity to appeal to more potential respondents.
- The committee needs to figure out a way to get a digitized direct-to-digital-device survey to avoid cards altogether for younger residents.
- There should be fewer questions with "not sure" as an option because it skews the data.
- The committee failed to take into account individuals versus households.

D. Next steps include the following:

- Write a summary page with the main takeaways from the survey.
- Compile the summary with information regarding Routes 10/114 along with the raw comments from the survey.
- Post the survey results and these summaries online and in the town newsletter.
- Hold an open-forum discussion at the January 7, 2026 meeting.
- Possibly schedule a focus group following the first-open forum discussion.
- Committee member Cornish emphasized that the next master-plan committee might want to include a focus group in addition to a survey to better parse out the data, noting that it takes time to organize such efforts. Mr. Josephson noted that the formation of future focus groups could be brought up at the public forum.
- Potentially host a second open-forum discussion in conjunction with the annual Town Meeting in March.

4. **Public Comment:** Resident Larry Fuller noted that he thought the effort put forth was impressive and that a more in-depth focus group could be helpful to more closely examine the data. He did, however, note concern about what the results of this survey might mean for local tax rates.
5. **Adjournment:** Committee member Lloyd made a motion to adjourn the meeting. Committee member Molloy seconded. ***The motion passed unanimously.*** The meeting adjourned at 7:49 p.m.

The next Master Plan Committee meeting is scheduled for **Wednesday, December 3, 2025 at 6:00 p.m.**

Respectfully Submitted,

Amy Monroe
MPC Board Clerk