

Planning Board Committee Grantham, NH

Meeting Minutes November 13, 2025



1. Meeting Called to Order

The meeting was called to order at 7:00 p.m. on Thursday, November 13, 2025.

Members In attendance: Chair Peter Guillette (via Zoom), Bob Benson, Steve Bookless, Jacob Noble (via Zoom), and Jeremy Walla

Members absent: Ralph Beasley, Scott Shull

Present: Board Clerk Amy Monroe, Town Administrator Emily Owens, Tod Lloyd, Applicant John Nesbitt, ZBA Chairperson Tom Shemanske and abutters Sean Lyon and Janice Vien.

2. Approval of Minutes: Approval of the October 2, 2025 meeting minutes.

Committee member Benson moved to approve the minutes from the October 2, 2025 meeting. Committee member Bookless seconded. ***The motion passed unanimously.***

3. Public Comment:

Town Administrator Owens discussed the Zoning Ordinance, including the following:

- She thanked Mr. Shemanske and Mr. Nicolai for their efforts to draft the language changes to the Zoning Ordinance.
- She said the changes included the topics of ADUs, Class VI roads, and conservation parcels that are currently zoned as residential. The changes for the former two are necessary to comply with new legislation.
- She has been in communication with Grantham Conservation Committee Chairperson Dave Wood, from whom she would like a letter of support regarding the conservation parcel.
- The conservation parcel changes are not substantive and therefore do not require more than one public hearing before the Planning Board.
- She recommended the Board err on the side of caution and hold two public hearings regarding the changes to the ordinance on the topic of ADUs and Class VI Roads.

4. Correspondence: None

5. Committee Updates

- **Master Plan Committee:** Chair Noble updated the Planning Board about the status of the master-plan survey. The MPC looked over the results of the survey at the last meeting and will be putting out a synopsis of the results, which will be made public in coming weeks. They will dive more deeply into these results at their December meeting and have a public forum at the January meeting to gather more input and opinions from residents.

6. Old Business

a. Subdivision Regulations

- Ms. Owens thinks a technical advisor would be beneficial.
- She will look into finding funding to hire somebody to help with subdivision since it's beyond the scope of her engineering knowledge.

7. New Business

a. Site Plan Review: Another Round Golf Club; 151 Route 10 N

- Applicant John Nesbitt wants to open a golf-simulator business in the Grantham Greenway for golfers who need a space to practice during the off-season.
- It would be open 24/7 with keypad access.
- Mr. Nesbitt would know who is coming and going based on membership.
- He lives very close to the business to tend to any issues that might arise.
- He has no interest in teenagers frequenting the space given the expensive equipment.
- It is Mr. Nesbitt's goal to be neighborly and he wants to work well with customers, residents, and nearby local business alike.
- Anybody 17 years or younger would require adult supervision.
- Alcohol is not allowed on the premises for insurance reasons.

8. Public Comment:

- Tenant Janice Vien, who lives nearby, fears the overnight hours could attract unseemly activity at late hours and requested it not be open 24/7.
- Another abutter, Sean Lyon, also voiced concern about untoward behavior in the vicinity at night and the potential increase in wrong-way drivers.
- Mr. Shemanske suggested a gate that could prohibit drivers from going the wrong way in the vicinity of the business site. Mr. Lyon said he thinks that would make it difficult for the numerous large construction vehicles that come and go.

Committee member Benson moved to approve the site-plan review.

Committee member Walla seconded. ***The motion passed 4-1-0.***

9. New Business: Zoning Ordinance Changes

- Ms. Owens wants residents to realize that building a house on a Class VI Road puts them in jeopardy of not being eligible for town services such as emergency fire services or school buses, among others.
- The Board discussed at length the liabilities associated with building a home on a Class VI Road and how it relates to the current housing crisis in New Hampshire.
- Board member Benson raised objections to the proposed changes to the Class VI Road policies.
- Regarding ADUs, Ms. Owens noted the discrepancy in tax revenue relative to the cost of educating children if families with children move into one of these units long-term.
- Next steps would include sending any proposed changes to the ZBA or to Ms. Owens prior to the December meeting.

- Ms. Monroe will draft an annual town write-up on behalf of the Planning Board under the guidance of Ms. Owens. Chair Guillette will edit it.
- Ms. Owens also notified the Board that a very official phishing scam was sent out posing as Mr. Guillette asking for payment.

10. Adjournment: Committee member Walla made a motion to adjourn the meeting. Committee member Benson seconded. **The motion passed unanimously.** The meeting adjourned at 8:33 p.m.

The next Planning Board Committee meeting is a public hearing scheduled for **Thursday, December 4, 2025 at 7:00 p.m. in the Jerry Whitney Memorial Conference Room.**

Respectfully Submitted,

Amy Monroe
Planning Board Clerk