

**Planning Board Committee  
Grantham, NH**

**Meeting Minutes December 4, 2025**



**1. Meeting Called to Order**

The meeting was called to order at 7:03 p.m. on Thursday, December 4, 2025.

**Members In attendance:** Chair Peter Guillette (via Zoom), Ralph Beasley, Steve Bookless, Scott Shull, and Jeremy Walla

**Members absent:** Bob Benson, Jacob Noble

Chair Guillette appointed alternates Bookless and Shull as voting members in the absence of Board members Benson and Noble.

**Present:** Board Clerk Amy Monroe, Town Administrator Emily Owens, Tod Lloyd, Applicants Matthew and Shauna Pienniazeic, and ZBA Chairperson Tom Shemanske.

**2. Approval of Minutes:** Approval of the November 13, 2025 meeting minutes.

Board member Walla moved to approve the minutes from the November 13, 2025 meeting. Board member Bookless seconded. ***The motion passed unanimously.***

**3. Public Comment:** No public comment

**4. Correspondence:** None

**5. Committee Updates**

- **Master Plan Committee:** Board member Walla discussed the MPC's upcoming workshop in February to go over the results of the Master-Plan survey and to cover a few specific topics. The workshop was originally going to be in January, but they pushed it back to have more time to prepare. There will likewise be a second workshop in April, advertised at the town meeting, to allow a second opportunity for members of the community to discuss specific topics covered by the committee and to voice concerns, provide input, and ask questions.

**6. Old Business:** None

**7. New Business**

**a. Merger of Abutting Lots:** 115 Greensward Drive, Lots 289-290, Application #12-2025-01

- Applicants Matthew and Shauna Pienniazeic have been residents since 1985.
- They simply want to merge the two lots to beautify their property

**8. Public Comment:**

- Board member Bookless wanted the applicants to be aware that once merged, the property cannot be divided again in the future.
- The applicants acknowledged this limitation and noted they want to protect their view from future development.

- Town Administrator Owens also mentioned that the town will merge all abutting lots in March, and that they should still expect two tax bills.

Board member Beasley moved to approve the application to merge abutting lots.

Board member Shull seconded. ***The motion passed 4-0-1 [Mr. Walla abstained].***

## 9. New Business: Zoning Ordinance Changes

**Conservation:** Several parcels of land would be redistricted for conservation under the warrant article:

- The Byron Barton properties, which are two large swaths of land sandwiched between Routes 114 and Route 10, are owned by Ausbon Sargent. The warrant article would redistrict/reclassify these properties from their current status as Rural Residential to Forest Lands Conservation District.
- The Town of Grantham owns four properties and the end of Old Dunbar Hill Road. The warrant article would likewise change the redistrict these properties to Forest Lands Conservation District.
- The benefit of changing the classification is to control growth. Furthermore, being classified as a conservation space puts these parcels of land into a different category.

**Public Comment:** Mr. Lloyd inquired about a list of such classified properties and whether it could be located in the GIS map. The properties are actually maintained under the Zoning Ordinance, but the Town of Grantham classifies properties based on the name of whomever donated the property and is listed as such (ex. Byron Barton).

Board member Walla moved to approve the proposed changes to the warrant article.

Board member Beasley seconded. ***The motion passed unanimously.***

### ADUs:

- ADUs are now allowed both attached and detached by right. The changes to the Zoning Ordinance are to bring the town into compliance with this new legislation.
- The town has no choice but to adopt the ADU ordinance since it is required by law. Voting this evening approves the limits/parameters set by the Zoning Board regarding size/occupancy, etc.
- Mr. Lloyd noted that Eastman, being a private entity, can set up its own rules regarding ADUs.
- Chair Guillette thanked the Zoning Board for its work on preparing the documents.

### Class VI Roads

- Class VI roads are former carriage-roads that are unpaved and largely impassable by modern vehicles. They are therefore exempt from town services/amenities such as plowing, repair, emergency services, and school buses.
- Out-of-towners may purchase property on such roads without doing their due diligence.
- Trying to get a Class VI road reclassified is a detailed process that ultimately may not be passed since it would require the town to vote to approve and agree to pay for the land owner's road-- a road that would benefit a handful of people at best.

- The ZBA used the Town of Washington’s clearly written and thorough waiver and adapted it for Grantham. It informs prospective homebuilders that building on a Class VI Road is at the landowner’s risk.
- Mr. Walla inquired about driveway permits and building inspections. Driveways are up to the homeowner because the town does not issue driveway permits for Class VI Roads. And historically building permits have been issued on a Class VI Road, but it is unclear whether it was known that the road was Class VI or not.
- The law exists that you can build on a Class VI Road, but what the town of Grantham is trying to get approved is a better defined and more clearly written waiver and set of restrictions that alleviates the town of any liability.
- **Public Comment:** Ms. Owens forewarned the Board to anticipate an upcoming deed-restriction issue, similar to the previously done Pilsbury Easement. She wants to get signatures first and the process will then require both Planning-Board and Conservation approval followed by two public hearings with the Board of Selectmen.
- Ms. Owens likewise requested the Board decide a new date for the next public hearing, which would typically fall on the first Thursday of the month but needs to be rescheduled since that is New Year’s Day. The Board opted to push it back one week to January 8, 2026. Ms. Monroe will notify the applicant via email.

**10. Adjournment:** Committee member Walla made a motion to adjourn the meeting. Committee member Bookless seconded. **The motion passed unanimously.** The meeting adjourned at 7:50 p.m.

The next Planning Board Committee meeting is the second of two public hearings regarding the proposed changes to the warrant articles, and is scheduled for **Thursday, January 8, 2025 at 7:00 p.m. in the Jerry Whitney Memorial Conference Room.**

Join Zoom Meeting

<https://us02web.zoom.us/j/83060777161?pwd=YXZOUHljWWpuQzlOT0VFemxkV0lIdz09>

Meeting ID: 830 6077 7161

Passcode: 879027

Respectfully Submitted,

Amy Monroe  
Planning Board Clerk