

**GRAFTON PLANNING BOARD**  
**Regular Meeting Minutes**  
**Monday, June 19, 2023**

Pledge to Flag:

**Call to Order:**

Member Martha Goss – P  
Member Owen Grandjean – P  
Chairman Tom Withcuskey – P  
Member Art Surprise – A  
Member Jim Goyer – P

**Public Hearing:** Jolene Crandall – NY Rt 2; Two lot minor sub-division.  
Approval of the May 15, 2023 meeting minutes: Motion made by Chairmen Withcuskey, seconded by Member Grandjean – approved 4/0.

**Old Business:** Jolene Crandall – NY Rt. 2 – Two lot minor sub-division, non-realty. No questions from the board. Motion made by Chairman Withcuskey to approve, seconded by Member Grandjean. Motion approved 4/0. Chairman Withcuskey declared a negative declaration on the EIS. Based on the information and analysis above and any supporting documents this action will not result in any significant or adverse environmental impacts. Motion seconded by Member Grandjean. Approved 4/0.

**New Business:**

Bill Boehme Property – Jay Hakes Rd.: RPA purchase. All property on the West side of the road will be conveyed to RPA. Boehme will keep 58 acres; 210 acres will go to RPA. Chairman Withcuskey made the motion to accept the application for the 2 lot sub-division, seconded by Member Goss, approved 4/0. Public hearing set for July 17, 2023 at 6:30pm.

Bolt Storage – represented by Tim G. – One story climate controlled building. There will be a buffer of trees around property lines. Per Tim G. this is not in the wet-lands. No septic, no water lines. Fence will be installed to protect neighbor. Ample room for Fire Dept. access was questioned. Ample room has been provided per Tim, Chairman Withcuskey asked for engineer evaluation as well as fire code information. Chairman Withcuskey is questioning wet lands and requesting documentation. Lightening will shine down so not to disturb neighbors. Ample room is allowed for tree buffer. Chairman Withcuskey made the motion to accept the application, seconded by Member Grandjean, approved 4/0. Public hearing set for July 17, 2023 at 6:40pm.

**Informal Discussion:** none

Adjournment 7:20pm – Motion to adjourn meeting made by Chairman Withcuskey, seconded by Member Jim Goyer. Approved 4/0.

Respectfully Submitted,  
  
Linda Laveway  
Planning Board Secretary