

Town of Swanzezy, New Hampshire
Swanzezy Planning Board
Meeting Minutes – December 22, 2016

Note: Draft Minutes are subject to review, correction and approval by the Board. Review and approval of Minutes generally takes place at the next regularly scheduled meeting of the Board.

The regular meeting of the Swanzezy Planning Board was called to order at 6:00 p.m. by Chair Glenn Page. Members present: Glenn Page, Scott Self, Don Skiba, Jane Johnson, Joe Smith, Alternate Jim McConnell and Selectmen’s Representative Sylvester Karasinski. The Chair took the roll and read aloud the agenda for the meeting. The Chair seated McConnell for Sainsbury.

Absent: Alternate Liz Traynor, Richard Sainsbury

Others Present: Planning and Community Development Director Sara Carbonneau, Jay Blanchard of Nickate Property, LLC

Minutes:

- Minutes from December 8, 2016 were considered. There was a **motion** by Smith to approve the Minutes of December 8, 2016. There was a second by Self. All were in favor. **Motion passed.**

Regional Impact: Board members considered whether any items on the agenda could be construed as having potential for regional impact. **Motion** was made by Skiba that there is no item on the agenda which can be construed to have potential for regional impact. There was a second by Smith with no further discussion. All were in favor. **Motion passed.**

- A. OTHER APPLICATIONS** - The following application is being considered for completeness only. Comments were limited to the issue of completeness.

Site Plan Review - Nickate Property, LLC, seeks to construct a 2000 s.f. addition to the existing building. The property is situated at 147 South Winchester Street and is shown at Tax Map 72, Lot 50 situated in the Business District.

Carbonneau spoke about the letter from Tom Forrest of Forest Designs regarding the wetlands area on the property of the proposed addition. She also noted that the Zoning Board of Adjustment (ZBA) granted the setback variance requested by Nickate Property, LLS.. Mr. Blanchard was present and spoke about the addition needed to house a new saw, which will increase production. Page asked about the style of the addition. Blanchard said it will have metal siding matching the existing building. Skiba asked about an increase in employees and Blanchard said there would not be additional employees. The new saw will increase production by about 30% without adding employees. He said that he wouldn’t take out the old saw until the new saw was running well but eventually the old saw will come out. Self asked about the two lots on the application and Carbonneau said that the two lots are combined.

Self **moved** that the application of Nickate Property, LLC to construct a 2000 square foot addition to the existing building on property situated at 147 South Winchester Street and shown

at Tax Map 72, Lot 50 in the Business District is complete and will go to public hearing on January 12, 2017. There was a second by Smith and all were in favor. **Motion passed.**

OTHER MATTERS

Carbonneau updated the Board on a number of matters. She said the Police Station addition Bond Hearing will be held at 6:30 p.m. at Whitcomb Hall on January 11, 2016 and the Budget Hearing will be same night at 7:00 p.m. She also noted that the Deliberative Session is scheduled for February 7, 2017 at 7:00 pm at the Monadnock Regional High School Auditorium and on Saturday, January 21, 2017 there will be a Coffee & Conversation held with the Selectmen at the Dillant-Hopkins Airport at 9:00 a.m.

She spoke about the Town's Annual Report and what might be included. She said she would include some information about the changes to the Accessory Dwelling Unit ordinance section that is recommended by the Board. She also said that she would like to include a mention of the work done by members of the Board on the Capital Improvements Program Committee (CIPC), the Route 10 Corridor Study, and Water Protection Committees. She asked for suggestions from the members of the Board to include in the report.

Carbonneau noted that Occupational Health and Safety agency (OSHA) does not require ear protection with the new saw that Nickate Property, LLC is requesting an addition for because it is state-of-the-art.

Next Thursday, December 29, 2016 at 3:00 pm will be a review of the Compensation Study at Whitcomb Hall.

ADJOURNMENT

Motion to adjourn was made by Smith. There was a second to the motion by McConnell with all in favor. **Motion passed.** Adjournment occurred at 6:11 p.m.

Respectfully Submitted,



Beverly Bernard, Recording Secretary