

**SWANZEY PLANNING BOARD MINUTES  
OCTOBER 15, 2009**

Note: Minutes are not final until reviewed and approved 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 Swanze Planning Board was called to order by Vice Chair Scott Self at 7:03 p.m. The following members were present: Scott Self, June Fuerderer, Steve Russell, Jeff Goller and Selectmen's representative Bruce Tatro. Town Planner Sara Carbonneau and Code Enforcement Officer Jim Weston were also present. The agenda for the evening was read by the Vice Chair and the following matters were discussed.

**DISCUSSIONS/OTHER BUSINESS**

- 1. Alternate Member Vacancy Vote** – term to expire March 2010. Nominee David Osgood. Motion by Tatro to appoint David Osgood as alternate member, term to expire March 2010. Seconded by Fuerderer. Vote: All in favor.
  
- 2. Sevene** – Updates required to site plan; establish bonding amount for fence and landscaping. Michael Bentley, Attorney for Sevene showed the board the amended site plan pointing out that there are now 14 trees, 10 white pine and 4 blue spruce. Sevene needs to plant another blue spruce. Bentley brought a signed letter from Mrs. Fish agreeing to the trees that are planted near her boundary line. Weston was there today to check on the fencing. It was complete except for the 2' section at the bottom of the existing fence, but all the materials were there to complete the fencing. Abutter Ms. Studebaker was present and reviewed the plans. Self suggested to set a bond amount for one year from today's date in case any of the trees die. A bond amount of \$2,350.00 for the trees was set based on a proposal from Maple Hill Nursery with a breakdown of 5 white pine at \$195.00 apiece and 5 blue spruce at \$275.00 apiece. Abutter asked if that bond was for the fence or the trees. Self informed her for trees only because the materials are on site to finish the fence. Motion by Russell to establish the bond amount at \$2,350.00, with the bond set to expire on October 15, 2010. Seconded by Tatro. Vote: All in favor. Bentley asked if the \$2,350.00 could be in the form of cash or a bank check to be held in an escrow bearing account by the town instead of trying to get a bond from an insurance company. The board agreed that would be acceptable. Carbonneau stated that the applicant also needs to provide a mylar for recording, as set forth in the conditions of approval.

- 3. Final Reading and Vote on proposed amendments to the Planning Board's Rules of Procedure.** Self read the text to amend the current Rules of Procedure. Self asked if there were any changes or objections. There were none. Motion by Russell to adopt the Proposed Amended Rules of Procedure. Seconded by Fuerderer. Vote: All in favor. Carbonneau reminded everyone that the next meeting would then be Nov. 12, 2009. Due to the fact that November 26th and December 24th are Town holidays, there will be no meetings on those dates. Board members decided there was no need to re-schedule these meetings. The December meeting will be held on December 10, 2009
- 4. Update and Review of Planning Board Work Group discussions to date.** Carbonneau reviewed the work accomplished by the Planning Board Work Group and reiterated that the draft presented was for discussion purposes only. Carbonneau stated that the next meeting of the Planning Board Work Group was scheduled for Tuesday, October 20th, at 4 p.m. at Town Hall. Essentially, the Work Group has suggested that a forest conservation district in the northwest section of Town be established, together with the possible re-zoning of some properties between Matthews Road and Route 10 to an Industrial Park zone. Carbonneau noted that she has been in contact with representatives from Yale University. It is hoped that a meeting with Yale and other interested citizens can be held within the next month or two, in order to discuss both Yale's and the Town's goals for the northwest section of Town. Self questioned whether housing would be permitted in the forest conservation district. Carbonneau stated that the ordinance, as currently drafted, does not allow housing in the forest conservation district. Self expressed concern about the existing housing in the area that may be impacted by becoming a non-conforming use. Carbonneau stated that she would explore if there are ways to allow the existing housing to be considered permitted uses - allowing expansion without the need for relief from the Zoning Board of Adjustment, but to exclude any new housing from being constructed.
- 5. 2010 Zoning Amendments** Carbonneau reminded the Board that there are no proposed zoning amendments at the current time. Carbonneau stressed that the time frame for proposing amendments is very short and should be raised as soon as possible.
- 6. Page Homestead Housing** – Rob Hitchcock of SVE Associates and Ron Gosslin, Housing Project Director were present to clarify the changes in the site plan regarding: 1)pitching the driveway and installing storm drains as required by NHDES. There will be no visual impact. 2)deleted the retaining wall from the original design; modified driveway elevations; a 120' embankment uphill of the driveway that will be 1.5 to 1 slope which they proposed to stabilize by covering it with stone; flatten the slopes along the driveway so guard rails are no longer required; relocating the dumpster and changing from oil to propane. Self felt these were only minor changes. Hitchcock will submit updated plans. Motion by Tatro to accept the modification as minor pursuant to the letter date 10/15/09, items 1 – 5. Seconded by Russell. Vote: All in favor.

**7. Camp Squanto** - Hitchcock stated that DES - Shoreland Protection Division indicated that it was not likely to grant the shoreland application unless the proposed dining hall met the State's setback requirements (50 feet). Hitchcock stated that it appears that the impact, in the event that the dining hall was moved back to meet the 50 foot setback requirement, would be greater than if the dining hall was located as approved by the Zoning Board of Adjustment and the Planning Board. Hitchcock will prepare plans showing the changes and impacts that would occur if the building was moved back to meet the 50 foot setback requirement. Once these plans are prepared, he will submit them to the Planning Board for review and possible comment to NH -DES.

Review of Minutes of October 1, 2009 Meeting – the board reviewed minutes Motion by Tatro to approve minutes of the October 15, 2009 as written. Seconded by Goller. Vote: All in favor , with Fuerderer abstaining as she was not present at the October 1st meeting.

Carbonneau introduced the board to the recording secretary, Donna Munson.

Meeting adjourned at 8:05 p.m. on motion of Tatro. Seconded by Fuerderer. Vote: All in favor.

Submitted by,

Donna Munson, Recording Secretary