

**SWANZEY PLANNING BOARD MINUTES
APRIL 14, 2011**

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 at 7:00 p.m. by chair Glenn Page. Members present: Glenn Page, Scott Self, June Fuerderer, Jeff Goller, Selectmen's Representative Nancy Carlson and alternates Bob Audette and Paula Miller. Town Planner Sara Carbonneau was also present. Page seated Audette for Joe Smith and Miller for Jeanne Thieme. The agenda for the evening's meeting was read and the following matters were discussed:

Regional Impact: Board members considered whether any items on the agenda could "reasonably be construed as having the potential for regional impact". Motion by Fuerderer that no items on the agenda could reasonably be construed as having potential for regional impact. Seconded by Self. Vote: All in favor.

A. PUBLIC HEARINGS -

1. Subdivision Application - Richard P. Drew, LLC on behalf of 1989 Hepatica Hill Farm Real Estate Partnership wishes to subdivide Tax Map 59, Lot 2 into 2 lots. The subject premises are located on Homestead Avenue and situated in the Rural/Agricultural District. Proposed Tax Map 59, Lot 2-2 will be 38.34 acres; the remainder of the parcel will be 301 +/- acres after subdivision. Public hearing opened. Richard P. Drew, LLC was present and reviewed and explained the subdivision to the Board. Gail Burgess, a resident in close proximity was present and viewed the map. She had no concerns. Public hearing closed. Motion by Self to approve Subdivision Application. Seconded by Fuerderer. Vote: All in favor.

2. Site Plan Review Application - Lane Construction Corp. d/b/a Cold River Materials wishes to conduct sand and gravel operations pursuant to RSA 155-E. The property is situated in the Rural/Agricultural District and is shown at Tax Map 5, Lots 3 & 4. Public hearing opened. Dick Fraser of One Source Properties & Permitting, LLC was present on behalf of Lane Construction as well as Susan Stacy, Manager of Cold River Materials. Fraser refreshed the Board members about the application, stating that the two sites (S12 & S13)

consisted of a total of 100 acres. The area of proposed excavation will consist of 12.3 acres. Fraser continued with discussion of the road network with entrance closer to the former Keene Motor Sports (Haul Road I). However, improvements are needed to expand 5' on each side for a 24' width to permit trucks coming and going. Lane would also like to use Haul Road II that is near MVS Fulfillment Services, Inc. Audette asked if there would be any steel bridges constructed. Fraser replied that there would not and that there would be no changes of the operational detail. Fuerderer asked if the excavation would interfere with the natural flow of water to the aquifer. Fraser read from a study (not site specific) indicating that there would not be. Fraser continued to review each note of the Site Location Plan explaining the contours and that for every 25' drop in elevation there would be a "bench" that would essentially serve like a level spreader. The storm water will settle there and infiltrate on site. Self asked if the detention basin would drop in elevation as the work progressed. Fraser stated that it would. Fuerderer asked if the site could be seen from Flat Roof Mill Road and about the reclamation of the land. Fraser pointed out on the map that the site could not be seen from the road. Fraser also stated that reclamation is required by statute. They follow the Best Management Practices set by the Department of Environmental Services. Audette asked about people accessing the site with ATVs and destroying what has been reclaimed. Stacy stated that they will check to ensure that the large boulders that block access are in place. She also noted that the gates are locked at all times when the pit is not in operation. Audette asked if there would be bathroom facilities on site. Stacy stated that there would not be. It was estimated that the maximum number of trip exiting the site would be about 92-100 a day. (This is the historical high level.) Page expressed concern about the condition of Flat Roof Mill Road, stating that it is important to keep the trucks off Flat Roof Mill Road as much as possible. Page and Audette both expressed the opinion that access to and from the proposed excavation site should be strictly from Haul Road 1 (located closer to the former Keene Motor Sports business). Public hearing closed. Motion by Self to approve Site Plan Application with the condition that Haul Road I be the only entrance/exit to the site. Seconded by Goller. Vote: All in favor.

Carbonneau asked the board members to review the draft of the terms proposed on the Excavation Permit. Page suggested removing number 8 (A sign with flashing lights warning of trucks entering or leaving will be placed in both directions when the pit is being used.) and number 9 (If there is any amount of trucking beyond the normal use, the company will provide a flagman.) Eliminate the wording "hauling and" from number 10. Remove the wording "and Haul Road II" from number 13. Add that only Haul Road I is to be used. Motion by Self to approve Excavation Permit terms with the above corrections. Seconded by Audette. Vote: All in favor.

B. OTHER APPLICATIONS - (The following applications are being reviewed for completeness only. Comments will be limited to the completeness of the applications only.)

1. Site Plan Review Application - David Bergeron, agent on behalf of Valley Tractor, wishes to utilize a portion of the property for a new tractor sales and service company; the proposal includes a 290 s.f. addition to the existing vacant building on site. The property is situated at 439 West Swanzey Road and shown at Tax Map 55, Lot 6 situated in the Commercial/Industrial District. The property is owned by Thomas Swanzey Real Estate, LLC. David Bergeron was present and explained that the existing building would be used with a small addition and some modifications, relocate fencing and add pavement. There is an existing well and septic. Electric is already there. Lighting will be added to the parking lot, around the building and the display area. There will be landscaping and accommodations for handicapped individuals. Self asked about the vehicle count only being 24. Bergeron stated that was the vehicle count for the tractor sales and service business only and that it does not include the mini storage. Motion by Self to approve Site Plan Review Application as complete and go to public hearing on April 28, 2011. Seconded by Goller. Vote: All in favor.

C. DISCUSSIONS/OTHER BUSINESS -

- 1.** Vote on alternate vacancy (term to expire 2012). Carbonneau informed the Board that there is one vacancy and no nominees.
- 2.** Board reviewed minutes of March 24, 2011. Motion by Fuerderer to approve minutes of March 24, 2011 as written. Seconded by Self. Vote: All in favor with Nancy Carlson and Jeff Goller abstaining.
- 3.** Carbonneau asked that the board review the flyer in their packets for the Citizen Planner Collaborative. There are also online training modules for Planning Boards, etc., as well as a calendar of events for webinars and other training programs/sessions..

Motion by Fuerderer to adjourn. Seconded by Audette. Vote: All in favor.

Meeting adjourned at 8:30 p.m.

Submitted by,

Donna Munson
Recording Secretary