

**SWANZEY PLANNING BOARD – MINUTES
SITE VISITS ON JULY 19, 2008**

[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.]

1. Site Visit at Property Situated at 138 Pine Street, Tax Map 57, Lot 118 – The Swanze Planning Board conducted a site visit at property owned by Jeffrey Cournoyer at 138 Pine Street. The property is the subject of a Site Plan Review Application submitted by Jeffrey Sevene. The property is shown at Tax Map 57, Lot 118 situated in the Business Zoning District. Page opened the public hearing/site visit at 8:00 a.m. Present were Planning Board members: Glenn Page, David Belletete, Charles Beauregard, Sr., Victoria Barlow, June Fuerderer, Jeanne Thieme and Selectmen’s Representative Nancy Carlson; Town Planner Sara Carbonneau; Code Enforcement Officer Jim Weston; Applicant Jeff Sevene and abutters/interested citizens: Robert Goodell, Lorraine Goodell, Annette Studebaker, Mark Manougian and Arnie Fish. Swanze Police Officer Yarosz was on the premises, but remained in his cruiser parked on the road.

Carbonneau inquired of Officer Yarosz why he was present. It was eventually established that he was requested to be present by his supervisor, Sgt. Chamberlain, and that it was an “internal decision.” Carbonneau stated that she did not feel that his presence was necessary and stated that she would prefer if he was not there. Yarosz stated that he was under orders to be present, but said that he would stay in his cruiser parked on the road.

Board members viewed the property. CEO Weston stated that there are questions regarding the property lines, noting that abutting property owner Dennis Fish had given him a survey at the July 17, 2008 meeting and asked that Weston confirm the location of the property lines. Weston stated that based on his review of the information, it appeared that Sevene’s equipment (parked on the easterly property line) encroached on Fish’s property.

Board members viewed the westerly property line, noting the area where trees had been removed. Studebaker stated that the trees were taken down by Sevene and stated that she believed that he encroached on her property line. Studebaker stated that she had a survey of her property that would establish that Sevene encroached on her property.

Board members viewed the inside of the garage utilized by Sevene.

Board members noted that the area between the garage and the road had been mulched. It was established that, while there was hay on the area, grass seed had not been laid down.

Page stated that he felt that Sevene needs to submit a plan, stamped by a licensed land surveyor, that establishes the property lines and the location of the buildings. In addition, Page stated that he would also like a complete inventory of Sevene's equipment and where things would be store on site. Board members concurred.

Page stated that he felt that CEO Weston should take immediate action to shut Sevene down. Carbonneau reminded the Board that any enforcement action would need to come from the Board of Selectmen's office.

The site visit concluded at 8:35 a.m., with Carbonneau noting that the public hearing on this matter is scheduled to resume on August 7, 2008 at 7:00 p.m.

2. Site Visit at Property Located Off South Road, Tax Map 31, Lot 14. The Swanze Planning Board conducted a site visit at property owned by Larry and Karen Elliott on South Road. The property is the subject of a Subdivision Application. The property is shown at Tax Map 31, Lot 14 situated in the Residence and Shorelands Protection Zoning Districts. Page opened the public hearing/site visit at 8:50 a.m. Present were Planning Board members: Glenn Page, David Belletete, Charles Beauregard, Sr., Victoria Barlow, June Fuerderer, Jeanne Thieme, David Osgood and Selectmen's Representative Nancy Carlson; Town Planner Sara Carbonneau; Code Enforcement Officer Jim Weston; and applicants Larry and Karen Elliott.

Board members viewed the property and established the basic location of the property line between the two proposed lots.

The site visit concluded at 9:10 a.m., with Carbonneau noting that the public hearing on this matter is scheduled to resume on August 7, 2008 at 7:00 p.m.

Submitted by,

Sara H. Carbonneau
Town Planner