

**SWANZEY PLANNING BOARD MINUTES  
MARCH 11, 2010**

**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 Swanzey Planning Board was called to order at 7:00 p.m. by Chair Glenn Page. Members present: Glenn Page, Jeff Goller, Selectmen's Representative Deb Davis and alternate Bob Audette. Page noted that a quorum was present. Audette was seated for June Fuerderer. Town Planner Sara Carbonneau and Code Enforcement Officer James Weston were also present.

Joe Smith was introduced to the Board. Smith has accepted the position of Planning Board member (term to expire 2013), as a result of a successful write-in campaign. He will be sworn in prior to the March 25, 2010 meeting. Carbonneau noted that Scott Self was also elected for a three-year term and Jeanne Thieme was elected for a two-year term (finishing out the term formerly held by Victoria Barlow). The agenda for the evening's meeting was read and the following matters were addressed:

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

**A. PUBLIC HEARING -**

**1. Home Occupation Application** - Kimberlee Welch wishes to utilize the property situated at 355 Cobble Hill Road for a home office for a dogwalking/pet-sitting business that occurs off site. The property is situated in the Rural/Agricultural District, shown at Tax Map 86, Lot 9. Kim Welch appeared before the Board. No abutters were present. Public hearing opened.

Page reviewed the application, noting that the only activity that occurs on site is the office/clerical aspect of the business. The sole employee is Welch. Welch noted that there may be 2 to 3 customers per day, but they do not come to the site.

Carbonneau noted that the Board of Selectmen voted on February 16, 2010 to approve the use proposed as qualifying as a home occupation subject to the condition that the home office occupies less than 300 square feet of the residence. Public hearing closed.

Motion by Audette to approve the home occupation. Seconded by Davis. Vote: All in favor.

## **B. DISCUSSIONS/OTHER BUSINESS –**

**1. Request for Modification to Previously Approved Site Plan – JEMD**  
Development, LLC requests permission to modify the site plan for Building #4 at Forest View Estates situated off Owens Drive. Weston discussed the proposed modifications, noting that the modifications solely impact units 66 and 68 in building #4. The specific modifications reduce the size of the units, by removing the option for a first floor bedroom/spare room. Weston noted that should the modified units sell well, there may be a future request to modify other units.

Motion by Goller to approve the modification to the site plan. Seconded by Audette. Vote: All in favor.

**2. Southwest Region Planning Commission -** Request for nominations for Commissioner. Board members reviewed an e-mail from SWRPC describing the process for appointing a new commissioner to the SWRPC. Carbonneau was instructed to post notice of the vacancy on March 12, 2010, with nominations closing at 5 p.m. on March 25th. The Planning Board will vote on the nominations at its March 25th meeting, making its recommendation for appointment to the Board of Selectmen.

**3. March 23, 2010 Meeting -** Carbonneau informed the Board that representatives from Yale University would be coming up on March 23, 2010 to discuss the proposed zoning and the forest conservation district. This will be a public meeting. The meeting will begin at 7:00 p.m. and be held at the Town Hall. Carbonneau will post notice of the meeting on March 12, 2010.

**4. Alternate Member Positions -** Carbonneau stated that she had posted notices to fill the alternate member positions. One term is to expire at Town Meeting 2013 (this is the position formerly held by Dave Osgood) and the other term will expire at Town Meeting 2012. Nominations are due by 5:00 p.m. on March 25, 2010, with voting to take place at the March 25th meeting of the Board.

**5. Minutes from February 25, 2010 -** Motion by Goller to approve the minutes from February 25, 2010 as submitted. Seconded by Audette. Vote: All in favor with Davis abstaining.

Motion by Goller to adjourn. Seconded by Audette. Vote: All in favor. Meeting adjourned at 7:30 p.m.

Submitted by,

Sara H. Carbonneau  
Town Planner