

**SWANZEY PLANNING BOARD MINUTES
AUGUST 17, 2006**

[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 August 17, 2006 meeting of the Swanze Planning Board was called to order at 7:02 p.m. by Chair Glenn Page. Members present: Glenn page, June Fuerderer, Charles Beauregard, Sr., Scott Self, Victoria Barlow, Dick Lane, ex-officio Selectmen's rep Francis Faulkner, Jr. and alternates Steve Russell, David Osgood and Jeanne Thieme. Town Planner Sara Carbonneau was also present. The agenda for the evening's meeting was read and the following matters were addressed:

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

A. PUBLIC HEARINGS –

1. Subdivision Application – Robyn Lane Romano wishes to subdivide Tax Map 13, Lot 7 into 2 lots. The subject premises are located on CL Lane and situated in the Rural/Agricultural Zoning District. Tax Map 13, Lot 7 currently consists of 10.91 acres. The proposed lots will be 3.48 acres and 7.43 acres. Robyn Romano appeared before the Board. No abutters were present. Public hearing opened.

Board members and Romano were provided a copy of a memorandum dated August 17th from Town Administrator Beth Fox requesting that the Board require "plans for driveway accesses to both parcels be prepared by the developer and reviewed by DPW Director Lee Dunham to ensure that access to these lots can be constructed that meets the requirements of the driveway regulations before the lots are created." Romano stated that it was her understanding that her builder had spoken with Dunham about the driveways and that there was "no problem" with the same.

Motion by Faulkner to continue this matter until September 7, 2006 at 7:00 p.m. without further notice in order to provide the applicant

with the opportunity to obtain written confirmation from DPW Director Dunham that he is satisfied with the driveway locations. Seconded by Barlow. Vote: All in favor.

2. Multi-Tenant & Free-Standing Sign Application – Gregory & Barbara Castor wish to use a portion of the premises situated at 209 Monadnock Highway for a business consisting of “powder coating.” The property is shown at Tax Map 19, Lot 65 situated in the Business Zoning District. The property is owned by John & Lisa St. Peter. The applicants also wish to install a free-standing sign consisting of 7.5 s.f. on existing sign standards. Greg and Barbara Castor appeared before the Board. Page steps down from the table as he is an abutter. Self assumes the position of chair. Russell is seated for Page. Public hearing opened.

Castor explained to the Board the process of powder coating and brought a few samples of his work. Castor noted that he will use two electric ovens; one is 2’ x 3’ and the other is 5’ x 5’ x 3’. Castor stated that this is a part time business and he is the only employee. Typically, he will have some zip strip, acetone (1 gallon, at the most) and approximately 10 pounds of the powder on site. Hours of operation will be Monday through Friday from 2:30 to 6:30 p.m. and Saturday from 9 a.m. to 1 p.m. Board members requested that Castor provide MSDS sheets for the products utilized. Board members discussed the sign and whether the street number should be on the sign itself or the sign standards. Since there are a number of businesses on the site, it was felt that the street numbers should be prominently displayed on the sign standards. Public hearing closed.

Motion by Beauregard to grant the multi-tenant and the sign application subject to review and approval by the Code Enforcement Officer and the Fire Inspector. Seconded by Russell. Vote: All in favor.

3. Multi-Tenant Application – Larry Holmes d/b/a Monadnock Enterprises wishes to use a portion of the premises situated at 935 West Swanzey Road for a business consisting of office and associated storage space for a general contracting business. The property is shown at Tax Map 87, Lot 3 situated in the Business Zoning District. The property is owned by Toby Debattiste.

Holmes requested a continuance to September 7, 2006. Board agreed to the same. Public hearing will be held on Thursday, September 7, 2006 at 7:00 p.m.

B. OTHER APPLICATIONS –

The following application is being reviewed for completeness only. Comments will be limited to the completeness of the application only.

Page resumes his seat at the table as chair. Russell steps down as a seated member.

1. Subdivision Application – Arlene R. & David R. Manning wish to subdivide Tax Map 70, Lot 2 into 2 lots. The subject premises are located at 404 Homestead Avenue and situated in the Residence Zoning District. Tax Map 70, Lot 2 currently consists of 7.21 acres. The proposed lots will be 1.01 acres and 6.20 acres. Arlene and David Manning appeared before the Board. No abutters were present.

Carbonneau stated that she had spoken with Rene Fish at NH-DOT who stated that the State wants Manning to have a shared driveway access to these lots.

Faulkner stated that in accordance with the Selectmen's memorandum submitted for the Romano subdivision, he felt that driveway plans should be provided to DPW Director Dunham for review and approval. Faulkner stated that this was necessary due to the length of the proposed driveway.

Carbonneau noted that a statement from the septic designer is supposed to be provided certifying that the lot has a lease 1 dry and flat acres.

Motion by Self to accept the application as complete subject to receipt of the statement from the septic designer and subject to driveway plans being provided to DPW Director Dunham for review and approval. Seconded by Beauregard. Vote: All in favor.

2. Site Plan Review Application – G.B. Investment Holdings, Inc. wishes to construct a 16,000 s.f. building for office and warehouse space. The property is situated at 36 Denman Thompson Highway and shown at Tax Map 72, Lot 40 situated in the Business Zoning District. Ken Greatbatch appeared before the Board on behalf of the applicant.

Greatbatch reviewed the plans before the Board. The proposed use will be warehousing, offices, and parts assembly, including a clean room. Greatbatch stated that he does have a proposed tenant for the building and that there will be approximately 35 employees and three shifts.

Carbonneau informed the Board that Fire Chief Karasinski has indicated that he wants a secondary means of fire protection on the premises, as the hydrant and water system on the property is part of the West Swanzey Water Company. Carbonneau stated that the West Swanzey Water Company is designed for domestic use and the company will not make any guarantees regarding the water supply for commercial uses or fire protection. Carbonneau stated that she understands that the Conservation Commission is opposed to the granting of a wetlands permit for the work to be done for a secondary means of fire protection (i.e., access to the river). Board members requested that Carbonneau check with Karasinski to confirm that he will be available to attend the September 7th meeting.

Greatbatch stated that he is planning on installing a sprinkler system in the new building, noting that there is no requirement that a sprinkler system be installed.

Greatbatch showed the board building elevations and proposed materials, noting that the colors will be subdued earth tones. In addition, a portion of the building will have a split concrete face, again in subdued earth tones.

Barlow discussed the proposed landscaping on the property, requesting additional details regarding the types of plants, size at the time of planting and project growth size.

Motion by Beauregard to accept the application as complete. Seconded by Lane. Vote: All in favor.

C. DISCUSSIONS AND OTHER BUSINESS –

1. Minutes from August 3, 2006. Motion by Beauregard to approve the minutes from August 3, 2006 as submitted. Seconded by Lane. Vote: All in favor with Self, Barlow and Faulkner abstaining.

Motion by Lane to adjourn. Seconded by Beauregard. Vote: All in favor. Meeting adjourned at 8:20 p.m.

Submitted by,

Sara H. Carbonneau
Town Planner