

SWANZEY PLANNING BOARD MINUTES
February 7, 2008

**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.**

Meeting called to order at 7:00 p.m. by Chair Glenn Page.

Members present: Glenn Page, June Fuerderer, Scott Self, Victoria Barlow, Charles Beauregard, Sr., alternates Jeanne Thieme and David Osgood, and Selectmen's Representative Deb Davis. Town Administrator Beth Fox also was present. David Osgood was seated for Steve Russell.

Page read the agenda for the evening's meeting, and the Board addressed the following matters.

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: No items on the agenda could be reasonably construed as having the potential for regional impact. Second by Beauregard. All in favor.

A. PUBLIC HEARINGS –

1. Multi-Tenant Application

Submitted by Meredith Hurt

Request: To use a portion of the premises for a business consisting of the commercial processing of sawdust.

Address: 67 California Street Tax Map 73, Lot 24

Zoning District: Commercial/Industrial and Rural/Agricultural districts

Property Owner: Thomas Chabot

Public hearing opened. According to Hurt, the two-employee business will be in operation Monday through Friday, weather permitting (ceasing work during rain, snow, or windy conditions). A Morbark 950 machine grinds logs into sawdust for animal bedding, producing approximately 20 yards/hour under good conditions. The application states that three pick-ups during the daily hours of operation will remove sawdust from the site, and two parking spaces for employees will be provided. Hurt expressed her intention to purchase a parcel for the operation as soon as economically feasible.

No members of the public were present to comment. However, Fox reported that abutter Sophie Goodnow, who was unable to attend the meeting, had telephoned Town Hall to express concerns about noise, and her hope that the Board would place time limits on the operation.

Board members noted that the machinery involved is "incredibly noisy" (Self), that the noise would carry over a long distance, and would be difficult, if

impossible, to mitigate. Hurt stated that trees surrounding the parcel would help to buffer sound. Fuerderer asked whether the beginning hour of operation could reasonably be advanced from the requested 7:00 a.m. to 8:00 a.m., and end at 3:00 p.m. rather than 5:00 p.m. Hurt agreed to this change, and initialed her modification on the application. Public hearing closed.

MOTION by Self to approve the multi-tenant application, as modified, subject to review and approval by Fire Inspector. (Because the proposed operation involves no structure, the Board waived its usual requirement of Code Enforcement Officer review.) Second by Fuerderer. All in favor.

2. Application to Modify a Previously Approved Subdivision

Submitted by Broadvest Properties, Inc.

Request: To reduce the number of lots in the approved subdivision from 18 lots to 7 lots.

Address: off Arrowcrest Drive Tax Map 20, Lot 153

Zoning District: Business District

Property Owner: Broadvest Properties, Inc.

The applicant wishes to continue the application.

MOTION by Self to continue the application without further notice until the March 6, 2008 meeting. Second by Beauregard. All in favor.

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

1. Site Plan Review Application

Submitted by SAR Realty of Langdon, LLC, represented by John Revilla

Request: To utilize the existing structure for a business consisting of collection services for financial institutions

Address: 258 Old Homestead Highway Tax Map 19, Lot 99

Zoning District: Business district

Property Owner: SAR Realty of Langdon, LLC (in process)

Selectman's Representative Davis stepped down, and moved to the audience.

Revilla described the tenant's need for office space from which to make telephone calls and handle mail. The business, a credit union service organization, will employ between 10 and 11 people. No sign is intended.

Minor modifications to the building will result in ADA compliance, and installation of a suspended basement ceiling to cover exposed wiring. A gravel parking area behind the building will not alter existing drainage, and will create space for cars to park, including 2 handicapped spaces in an attached carport.

Board members noted that the presented site plan lacks detail. Although the proposed use would be of low impact, subsequent uses of the property would use the original site plan as a basis for alterations. Members requested Revilla to revise the application to include

- the exact location of the driveway (with DOT approval of the location)
- more detail on the size and shape of the proposed parking area
- location of parking spaces

- location of the entrance to the building

MOTION by Barlow that, with inclusion of the additional requested information, the application is complete enough to proceed to public hearing on February 21. Second by Beaugard. All in favor.

C. DISCUSSIONS/OTHER BUSINESS

Davis returned to the table.

1. Orton Family Foundation grant

Barlow described the Town's potential opportunity to participate in funded "heart and soul" community planning, using the theme of Swanzey rural character – and the help of Buck and Ike -- to engage citizens in protecting open space and in the development of the next Master Plan update.

MOTION by Page to support the Town's application to the Orton Family Foundation. Second by Beaugard. All in favor.

2. Minutes from January 17, 2008

MOTION by Fuerderer to accept the minutes as complete. Second by Self. Page, Fuerderer, Self, Barlow, Thieme and Osgood in favor. Beaugard and Davis abstained because they were absent from the meeting.

3. Discussion of adequacy of parking for elderly housing

Noting the pending request of Southwest Community Services to the ZBA for a variance to reduce the number of parking spaces at its proposed elderly housing project, Osgood advocated that the parking lot be designed to accommodate the cars of guests and visitors, as well as ensure that emergency vehicles would have adequate access if the lot is congested by visitors' cars.

Davis noted that the residents' age composition may fluctuate and that, in the future, the apartments may be occupied by more drivers.

MOTION by Beaugard to adjourn. Second by Osgood. All in favor. Meeting adjourned at 7:40.

Submitted by
Victoria Barlow