

**SWANZEY PLANNING BOARD MINUTES  
MAY 17, 2007**

**[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 May 17, 2007 meeting of the Swanzey Planning Board was called to order at 7:00 p.m. by Chair Glenn Page. Members present: Glenn Page, June Fuerderer, Scott Self, Charles Beauregard, Sr., Victoria Barlow, Selectmen's Representative Nancy Carlson and alternates David Belletete, Dave Osgood and Jeanne Thieme. Town Planner Sara Carbonneau was also present. Belletete was seated for Steve Russell. The agenda for the evening's meeting was read and the following items 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 Barlow. Vote: All in favor.

**A. PUBLIC HEARINGS –**

**1. Application for Boundary Line Adjustment** between Tax Map 18, Lot 77-25 and 77-27. Tax Map 18, Lot 77-25 is owned by Tanya Minichiello. Tax Map 18, Lot 77-27 is owned by Edward F. & Sharron Thomas. The boundary line adjustment seeks to add a total of 0.33 acres to Map 18, Lot 77-27. The properties are situated off Mt. Huggins Drive and located in the Rural/Agricultural Zoning District. Jim Phippard from Brickstone Masons appeared before the Board on behalf of the Applicants. No abutters were present. Public hearing opened.

Phippard reviewed the plan before the Board. He stated that the properties are situated in the Rural/Agricultural Zoning District and noted that the Mt. Huggins Drive subdivision was created under a zoning provision that is no longer in effect (allowing for the creation of lots under 3 acres with a special exception). The proposed boundary line adjustment would reduce Map 18, Lot 77-25 to 1.56 acres and would bring the Thomas property to 5.51 acres (the Thomas lot previously consisted of 2 lots that were merged). Phippard stated that the

Minichiello lot at 1.56 acres is similar in acreage to other existing lots in the subdivision. Phippard also noted that the Minichiello lot is currently undeveloped and that the proposed boundary line adjustment would not negatively impact the 4K septic system area. Also, the boundary line adjustment does not change the road frontage of either lot. Finally, Phippard stated that the Applicants received a variance from the Zoning Board of Adjustment in April 2007 to reduce the lot size of Map 18, Lot 77-25. Phippard stated that the boundary line adjustment is desired as the area in question has been treated for a number of years as the side yard to the Thomas' lot. Public hearing closed.

Motion by Beauregard to grant the boundary line adjustment. Seconded by Fuerderer. Vote: All in favor.

**2. Home Occupation Application (Modification)** – Diana Elfreich wishes to increase the number of children in her home-based child care to 9 children. Currently, Elfreich has 2 children of her own that would count in the total of the 9 children; once these children are no longer included pursuant to State regulations, she wishes to have 9 children excluding her own. The property is situated at 17 Highland Circle, situated in the Residence Zoning District, shown at Tax Map 32, Lot 19-3. Diana Elfreich appeared before the Board. No abutters were present. Public hearing opened.

Elfreich stated that she wished to increase the number of children to 9. Currently, two of her own children are included in that count; however, once her children are not longer included pursuant to State regulations, she wishes to have 9 children excluding her own. Elfreich stated that this number meets State regulations.

Fire Inspector Ron Fontaine and Code Enforcement Officer Jim Weston stated that they have inspected the property and no changes are needed.

A mother of two of the children in Elfreich's care was present and urged the Board to grant the modification of the home occupation. Public hearing closed.

Motion by Barlow to grant the modification to the home occupation application. Seconded by Beauregard. Vote: All in favor.

**3. Multi-Tenant Application** – Sonia Riechert wishes to use a portion of the premises situated at 639 West Swanzey Road for a "craft center," including classes and sales. The property is shown at Tax Map 73, Lot 26-1. The property is owned by Dream4 Ever, LLC and is situated in the Business Zoning District. Sonia Riechert appeared before the Board. No abutters were present. Public hearing opened.

Riechert stated that she would like to open a crafts center. While there would be hand-made items for sale, the center would primarily be a teaching facility for adults, teens and children. Riechert also stated that she may also bring in other teachers.

Board members discussed her hours of operation. Riechert stated that she would like to amend the application to permit the center to be open on Tuesday through Saturday from 9 a.m. to 9 p.m.

Fire Inspector Fontaine and Code Enforcement Officer Weston stated that they have inspected the building. Fontaine noted that there were some items which needed to be addressed before he would sign off on the application. Riechert stated that many of these items have already been addressed.

Board members inquired about parking. Riechert stated that she will have the area in front of her space, as well as to the southerly side of the building available to her.

Riechert stated that she would eventually like to have a sign on the building and acknowledged that she would need to submit a sign permit application for the same. Public hearing closed.

Motion by Barlow to grant the multi-tenant application subject to final review and approval by the Code Enforcement Officer and the Fire Inspector and to reflect that the maximum hours of operation are Tuesday through Saturday from 9 a.m. to 9 p.m. Seconded by Fuerderer. Vote: All in favor.

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

**1.** Update by Code Enforcement Officer Jim Weston on commercial building projects.

**2.** Request from Board of Selectmen for feedback regarding acquisition of backup conservation easement interest (pursuant to RSA 41:14-a) in the Johnson farm. Barlow reviewed this matter with the Board, noting that the protection of the Johnson property is a priority of the Open Space Committee and serves the public good. Barlow noted that the \$33,625.00 amount is roughly 10% of the value of the conservation easement.

Motion by Barlow that the Planning Board recommends that the Board of Selectmen proceed with the proposed acquisition pursuant to 41:14-a., noting that the Swanzey Planning Board has reviewed the proposed acquisition of the Town holding a backup interest in a conservation easement to be held by the Monadnock Conservancy on the Johnson Farm property. Further, the Planning Board feels that this parcel has significant environmental, strategic, and economic importance to the Town. It is in the Town's best interests to protect this land. Seconded by Carlson. Vote: All in favor.

**3. Letter** re Modification to Site Plan submitted by Brickstone Masons on behalf of Cheshire Horse. Carbonneau stated that Dave Bergeron from Brickstone Masons contacted her regarding a modification to the Cheshire Horse site plan. Cheshire Horse would like to expand its

parking area and yard after determining that the site had additional upland areas (these were areas originally and mistakenly delineated as wetlands areas). Motion by Self to consider this as a modification to the site plan requiring, not requiring application acceptance – only a public hearing. Seconded by Fuerderer. Vote: All in favor.

**4. Minutes** from May 3, 2007. Motion by Fuerderer to approved the minutes from May 3, 2007 as submitted. Seconded by Beauregard. Vote: All in favor.

Motion by Beauregard to adjourn. Seconded by Carlson. Vote: All in favor. Meeting adjourned at 7:59 p.m.

Submitted by,

Sara H. Carbonneau  
Town Planner