

**SWANZEY PLANNING BOARD MINUTES
MAY 4, 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 May 4, 2006 meeting of the Swanzey Planning Board was called to order at 7:00 p.m. by Chair Glenn Page. Members present: Glenn Page, Scott Self, June Fuerderer, Richard Lane, Charles Beauregard, Sr., Victoria Barlow, Selectmen's Representative Francis Faulkner, Jr. and alternates Steve Russell (arriving at 8:15 p.m.) and Jeanne Thieme. The agenda for the evening's meeting was read and the following matters were addressed:

A. PUBLIC HEARINGS –

1. Site Plan Review Application - Rymes Propane & Oils, Inc. wishes to construct a 6,344 s.f. building for bulk storage, "covered fill and load station" and "covered truck parking." The property is situated off Route 10 and Sawyer's Crossing Road and shown at Tax Map 55, Lots 2-1 and 2-2 situated in the Commercial/Industrial Zoning District.

Board members acknowledged receipt of a request by the applicant's attorney for a continuance to May 18, 2006. Motion by Fuerderer to continue this matter without further notice to May 18, 2006 at 7:00 p.m. Seconded by Beauregard. Vote: All in favor.

2. Multi-Tenant Application – Dunnell Construction wishes to use a portion of the premises situated at 386 Massey Hill Road for a business consisting of construction equipment storage; woodworking shop; associated office; and customer showroom. The property is shown at Tax Map 3, Lot 36 situated in the Business Zoning District. The property is owned by Timothy Cloutier. Jason Dunnell and Timothy Cloutier appeared before the Board. No abutters were present. Public hearing opened.

Code Enforcement Officer Jim Weston reported that he inspected the building and found no evidence of an apartment. In addition, Weston stated that both he and the Fire Inspector had reviewed and approved the business.

Barlow questioned whether the property owner should share the responsibility for installing a fence on the easterly property line, noting that there is more business activity on the property than there has been in the recent past and that there is an abutting residential parcel that has an adjoining driveway to Cloutier's driveway. Page noted that the properties in the area are zoned business and that the abutting property owner purchased the property knowing that they would be situated next to a business use.

Carbonneau noted that the application did not reflect the days of operation. Dunnell stated that he would be operating 7 days per week. Fuerderer reminded that applicant that the application would need to be corrected and initialed. Public hearing closed.

Motion by Self to approve the multi-tenant application. Seconded by Beauregard. Vote: All in favor.

3. Site Plan Review Application – Metro Treatment of New Hampshire, LP wishes to utilize the existing building situated at 1076 West Swanzev Road for professional offices and services – specifically, a private outpatient substance abuse treatment clinic. The property is shown at Tax Map 88, Lot 38-1 situated in the Business Zoning District. The property is owned by Eastwood Properties, LLC. David & Ryan Gale (Eastwood Properties) and Donna Higgins (Colonial Management/Metro Treatment) appeared before the Board. Abutting property owners were present, as well as interested citizens. Public hearing opened.

Higgins presented additional materials to the Board regarding methadone treatment. Higgins noted that the facility would be open 7 days per week. Higgins stated that the busiest time period is from 5:30 a.m. to 7:00 a.m. Treatment (pharmaceuticals) administration ends at 11:30 a.m.

Higgins stated that there are 6 offices planned for the building, with a staff ratio of 1:40. It was reported that the average number of clients in the building at any one time is 4. Higgins stated that the clients served are all private-pay and are typically employed outside of the home.

Police Chief Richard Busick reported that he had spoken with Higgins about the project. Busick stated that he felt assured that adequate provisions for storage of the methadone would be provided, including an oversized safe in a locked room, motion detectors and a 24-hour monitoring service. Higgins stated treatment is administered orally and is carefully monitored to make sure that it is consumed. Higgins reported that the Manchester clinic has been in operation for approximately 2 years and they have not had to call the police or medical responders to the facility.

Abutting property owner Nelson Cooper expressed concern about the number of vehicle trips to the property. The application notes approximately 65 to 70 vehicle trips per day. Carbonneau noted that

DOT-District IV had reviewed the application and did not require any changes to the curb cut, nor did it require any traffic studies. It was noted that the clinic would attract people from outside of the immediate area seeking treatment for their addiction, but these people would not be “hanging around” after treatment is received.

Cooper also expressed concern that property values would diminish. Higgins stated that the clinic is very well-maintained and that they take pride in their facility. Cooper stated that he felt that the treatment center would increase crime in the area. Bob and Jean Symonds expressed similar concerns, noting that their property is already a target of thieves. Higgins noted that the adjacent tenant to the Manchester facility is a karate studio and there have been no problems. Higgins also noted that she has been in this business for over 25 years and has never been exposed to violence while on the job.

Carbonneau inquired as to what type of signage would be used. Higgins stated that there may be a small sign on the side of the building and possibly a small sign on the door. Higgins stated that there would be no large sign out front indicating that it was a methadone treatment center.

Interested citizens were present who expressed their support for a treatment center being built in the area, noting that the closest treatment centers were in Fitchburg, Massachusetts or Manchester, NH. Higgins stated that she is currently aware of at least 25 people from the Keene/Swanzey area who travel to Manchester for treatment.

Higgins described how treatment is administered, noting that the treatment does not produce a “high.” Higgins stated that treatment programs are highly regulated by the State of New Hampshire and by the federal government. The number of clients will be limited by the number of staff and the number of staff will be limited by the size of the building. All treatment is done on an out-patient basis.

[Steve Russell arrives at 8:15 p.m.]

D. Gale reviewed the site plan with the board, noting that additional landscaping will be installed on the property. Handicapped access will be located to the rear of the property. D. Gale noted that there are 4 more parking spaces than required by the zoning ordinance. D. Gale stated that in the future he may want to build a structure to house a landscaping material business, but noted that he is not applying for that use at the present time. Public hearing closed.

Motion by Barlow to grant the site plan review application.
Seconded by Lane. Vote: All in favor.

4. Subdivision Application – Douglas Croteau & William Johnson wish to subdivide Tax Map 40, Lot 3 into 6 lots. The subject premises are located off Eaton Road and situated in the Residence & Shorelands Protection Zoning Districts. Tax Map 40, Lot 3 currently consists of 11.23 acres. The proposed lots will 3.23, 1.38, 1.03, 1.13,

1.01 and 2.97 acres. Russ Huntley and Rob Hitchcock from SVE Associates were present on behalf of the applicant; also present were William Johnson and abutting property owner Joyce St. Laurent. Public hearing opened.

Huntley noted that the plans were revised from the application acceptance, noting that the 20 foot strip has been removed from the end of the road. Huntley noted that no one wanted to own the strip, including the owner, State of NH-Trails Bureau or the Town. In addition, the Trails Bureau did not want another point of access on the railtrail.

[Lane left the meeting at 8:50 p.m.]

Board members reviewed the letter submitted by Underwood Engineers dated May 4, 2006 item by item. It was noted that many of the items were relatively minor additions to the plans, that the applicant would be willing to make.

Carbonneau noted that any approval would need to be contingent upon receipt of subdivision approval from DES-Subsurface Systems Bureau. Once State subdivision approval is received, it should be noted on the plans to be recorded. Carbonneau stated that the subdivision regulations also require "NHDES subsurface disposal system approval." However, Carbonneau stated that the Board has never required approval for construction of a septic system as part of the subdivision approval process and that this provision in the subdivision regulations should probably be removed. Carbonneau stated that she would like the test pit data for the files.

Carbonneau stated that any approval would need to be contingent upon review and approval by Town counsel of the deed for Kendall Lane. Board members did not feel that a 300 foot dead end road was a problem, nor did the Board view the lack of future connections to other parcels as problematic, as future development of the property to the rear is limited by the intervening rail trail. With respect to road construction, the applicant agreed to increase the 4" of crushed gravel to 6" of crushed gravel. Carbonneau inquired as to the width of the paved road surface, as the typed width is 20 feet, but there is a handwritten note indicating 22 feet. Hitchcock stated that 20 feet of pavement is proposed with 2 foot unpaved shoulders (total roadway width being 24 feet).

In response to Underwood Engineering's concern regarding the intent for the existing woods trail through proposed lot Map 40, Lot 3, there will be a notation put on the plan that the existing woods trail will be discontinued.

Fire Chief Karasinski was present and expressed his desire to see a water supply for fire protection provided on the property. Karasinski stated that he would like either access to the river or a 30,000 gallon cistern. Barlow noted that the way the subdivision was configured, any cistern would need to be placed underground on a residential lot and require easements. In addition, any access to the river for water would

also require easements. It was suggested that the applicant and the Fire Chief meet to work out details regarding water supply for fire protection.

It was noted that the centerline elevation on the cross section sheet (Sheet C-3) differs from the centerline elevation on the roadway profile sheet. This will be corrected by the Applicant.

Board members discussed the configuration of the hammerhead and the recommendations from Underwood Engineers. Hitchcock stated that the standard used is the standard utilized by the City of Keene.

Motion by Self to grant the subdivision application subject to the following:

1. Subject to an agreement between the developer and the Fire Chief regarding water supply on premises for fire protection;
 2. Subject to receipt of State subdivision approval;
 3. Subject to review and approval of deeds for the conveyance of Kendall Lane by Town counsel;
 4. Subject to 6" of crushed gravel being used in the roadway versus the 4" shown on the roadway cross section plans.
 5. Subject to the applicant providing a time line for construction of the roadway improvements in preparation for entering into an agreement regarding bonding of the roadway improvements with the Board of Selectmen;
 6. Subject to a notation being placed on the plan that the woods trail crossing Map 40, Lot 3 is to be abandoned;
 7. Subject to the condition that the wearing course pavement should be installed no sooner than following one freeze thaw cycle of the base course pavement;
 8. Subject the plans being corrected to show the centerline elevations on the cross section plans being in agreement with the centerline elevations identified on the roadway profile sheet;
 9. Subject to the plans being corrected to show the paved portion of the road being 20 feet wide (deleting the handwritten notation);
 10. Subject to note 4 of the general construction notes (sheet C-1) indicating the Town and its representative engineer as the authority concerning changes in plans or specifications;
 11. Details regarding street signage to be shown on the plans;
 12. Subject to a notation being placed on the plans that Map 40, Lots 3-3, 3-4, 3-5 and 3-6 to have access off Kendall Lane only;
 13. Subject to the plans showing the limits of tree clearing; and
 14. Subject to note 1 of the sediment and erosion control notes referring to installation in accordance with best management practices as described in the NHDES Stormwater Management and Erosion and Sediment Control Handbook;
- Seconded by Beauregard. Vote: All in favor.

B. DISCUSSIONS -

1. Arrowcrest Plan Review (Tax Map 20, Lot 153). Deferred to May 18, 2006 upon motion by Fuerderer. Seconded by Beauregard. Vote: All in favor.

2. Minutes from April 20, 2006. Minutes should be corrected to read that Bruce Tatro (not Bruce Barlow) was the Selectmen's Representative present. Motion by Beauregard to approve the minutes as amended. Seconded by Fuerderer. Vote: All in favor, with Faulkner abstaining.

3. Discussion re utilization of reports from Underwood Engineering. It was suggested that it might be useful to meet with Underwood Engineering regarding the plan review and construction monitoring process. Also, Board members requested that Fire Chief Karasinski draft standards for water supply for fire protection.

4. Carbonneau stated that Dick Fraser (Carroll Concrete) has extended an invitation to the Board to tour the new batch plant. Board members indicated that they would be interested in touring the plant. Carbonneau to arrange for a non-planning board meeting night.

Motion by Beauregard to adjourn. Seconded by Fuerderer. Vote: All in favor. Meeting adjourned at 10:00 p.m.

Submitted by,

Sara H. Carbonneau
Town Planner