

**SWANZEY PLANNING BOARD MINUTES
JULY 22, 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 Swanzeay Planning Board was called to order at 7:00 p.m. by Chair Glenn Page. Members present: Glenn Page, June Fuerderer, Joe Smith, Jeanne Thieme, Selectmen's Representative Nancy Carlson and alternate Bob Audette. Audette was seated for Scott Self. 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 the agenda could "reasonably construed as having the potential for regional impact." Motion by Fuerderer that no items on the agenda could reasonably be construed as having the potential for regional impact. Seconded by Smith. Vote: All in favor.

A. PUBLIC HEARINGS -

1. Multi-Tenant Application - Burbank Stone Works wishes to use a portion of the premises situated at 67 California Street for a stone cutting & fabrication business. The property is shown at Tax Map 73, Lot 24 situated in the Commercial/Industrial & Rural/Agricultural Districts. The property is owned by Thomas Chabott. Chabott and the owner of Burbank Stone Works appeared before the Board. No abutters were present. Public hearing opened.

Page noted that Burbank has operated from the site for some time without local approvals and was seeking to bring the business use into compliance. Code Enforcement Officer Weston stated that he has been on the site in the past and that he does not have any concerns about the business.

Carbonneau noted that department head feedback was received from the Code Enforcement Officer and the Police Chief, who both indicated that they had no concerns. Public hearing closed.

Motion by Audette to grant the multi-tenant application, subject to review and approval by the Code Enforcement Officer and the Fire Chief.

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 - David Bergeron, agent on behalf of Furlone, LLC, wishes to construct a new structure consisting of 8,640 s.f. to be utilized

by Powers Generator Service. The property is situated at 265 Old Homestead Highway and shown at Tax Map 36, Lot 5 situated in the Business District. Bergeron and Bob Furlone (owner) appeared before the Board. Plans provided include:

Overall plan, existing condition plan, location and landscaping plan, grading & utility plan, 2 detail sheets, floor plans and elevations and lighting cut sheets.

Bergeron stated that they have applied to NH-DOT to revise their curb cut permit, to reflect the addition of the new building.

Motion by Smith to accept the application as complete. Seconded by Fuerderer. Vote: All in favor.

C. DISCUSSIONS/OTHER BUSINESS -

1. Notice of Voluntary Merger - Lisa Guyette wishes to merge the property shown as Tax Map 57, Lots 129 and 130. The property is located at 31 Pine Street. Board members reviewed the assessing cards and tax map, noting the location of the property. Motion by Fuerderer to authorize Page to sign the Notice of Voluntary Merger. Seconded by Carlson. Vote: All in favor.

2. Request for Modification to Approved Site Plan - Rodney LeClair seeks permission for outdoor storage and display of vehicles and equipment. The property is located at 679 West Swanzey Road, shown at Tax Map 73, Lot 13 in the Business District. LeClair and property owner Scott MacPhail presented a revised site plan for consideration by the Board. Board members reviewed the revised site plan, noting that those activities not occurring on the paved portion of the parking lot would now be located in areas that meet the required setbacks. In addition, the proposed location and size of the outdoor storage area (for boats, vehicles and other items too large to be stored inside for LeClair's auction business) have been modified.

Motion by Fuerderer to approve the modifications to the site plan. Seconded by Thieme. Vote: All in favor.

3. Sevene - Carbonneau updated the Board on the Court's recent order.

4. Minutes from July 8, 2010. Motion by Fuerderer to approve the minutes from July 8, 2010 as submitted. Seconded by Thieme. Vote in favor: Page, Thieme, Fuerderer and Carlson. Audette and Smith abstained. Motion carries.

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

Submitted by,

Sara H. Carbonneau
Town Planner

Minutes from January 28, 2010. Motion by Fuerderer to approve the minutes from January 28, 2010 as submitted. Seconded by Goller. Vote: All in favor.

Motion by Goller to adjourn. Seconded by Audette. Vote: All in favor. Meeting adjourned at 7:20 p.m.

Submitted by,

Sara H. Carbonneau
Town Planner