



TOWN OF SWANZEY

620 OLD HOMESTEAD HIGHWAY

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SWANZEY PLANNING BOARD MINUTES

JULY 3, 2008

[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 Swanzey Planning Board was called to order at 7:00 p.m. by Chair Glenn Page. Members present: Glenn Page, Scott Self, Victoria Barlow, June Fuerderer, Steve Russell, Charles Beauregard, Sr., Selectmen's Representative Nancy Carlson and alternate Dave Osgood. 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 be 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 Beauregard. Vote: All in favor.

A. PUBLIC HEARINGS –

1. Site Plan Review Application – Alan Lehtola wishes to utilize the property situated at 83 Monadnock Highway for auto repair, sales of automobiles and auto accessories. The property is shown at Tax Map 18, Lot 135 situated in the Business Zoning District. A. Lehtola appeared before the Board. No abutters were present. Public hearing opened.

Lehtola submitted revised plans to the Board. The revised plans show only 8 parking spaces (removing the proposed display parking space #9 on the southerly boundary of the property that was located within the setback area). Lehtola stated that other than that change, the plan remains the same. Public hearing closed.

Motion by Self to grant the site plan review application subject to review and approval by the Code Enforcement Officer and the Fire Inspector. Seconded by Barlow. Vote: All in favor.

B. OTHER APPLICATIONS –

The following applications are being reviewed for completeness only. Comments will be limited to the completeness of the applications only.

1. Site Plan Review Application – Jeffrey Sevene wishes to utilize a portion of the premises and an existing garage situated at 138 Pine Street for an excavation and construction service business. The property is shown at Tax Map 57, Lot 118 situated in the Business Zoning District. J. Sevene appeared before the Board. Abutter Annette Studebaker was present.

Sevene stated that he has been operating at this site for approximately 10 years, but never underwent site plan review. Sevene stated that he is the sole employee/owner of the business.

Sevene reviewed the site plan before the Board. He noted that he had historically parked equipment in front of the property; however, he now proposes to park his equipment behind the garage. Sevene estimated that he has between 10 to 15 pieces of equipment (such as bulldozers, excavators, tractors, etc.) Sevene stated that the front of the property where vehicles have historically been parked would be converted to lawn. Barlow expressed her preference that physical barriers to prevent parking in the front lawn area be installed.

A. Studebaker expressed concern about the weight of the vehicles and its impact on the roadway, the number of pieces of equipment stored on site and vehicles blocking the roadway. Studebaker stated that while Pine Street is a dead-end street, it does provide access to the campground. Studebaker also stated that she was concerned about vehicle noise generated on the property and how the noise may impact the operation of the campground. Studebaker noted that the campground has “quiet hours” from 10 p.m. to 8:30 a.m.

Sevene stated that a 12' x 80' area located behind the equipment parking area will be utilized for miscellaneous outdoor uncovered storage. Sevene stated that he will not be storing earth materials on the site.

Sevene noted that the Pine Street location is primarily utilized for storage and occasional minor repairs on his own personal equipment.

Sevene stated that he will split and store firewood on site for sale, but there will be no cutting of the wood on site.

Motion by Self to accept the application as complete. Seconded by Beauregard. Vote: All in favor with the exception of Russell who opposed the motion.

2. Site Plan Review Application – Moore Nanotechnology Systems, LLC wishes to construct a 57,062 s.f. office and manufacturing facility (35,140 s.f. in Phase I and 21,922 s.f. in Phase II) on property situated off

Old Homestead Highway and shown at Tax Map 19, Lots 97, 97-2 and 97-3 situated in the Business and Industrial Park Zoning Districts. Dave Bergeron from Brickstone Masons presented the application to the Board.

Bergeron reviewed the plan set submitted, together with an architectural rendering of the Phase I portion of the building. Bergeron also noted that the applicant is also seeking a boundary line adjustment, adjusting the boundary line between 19/97-2 and 19/97-3 from a north-south orientation to an east-west orientation. Eventually, 19/97 will be purchased and merged with the northerly lot.

Comments on the application and plans were as follows:

Barlow noted that the easterly corner of the property (on the landscaping and lighting plans) should be shown on the plans.

Phase II architectural rendering need to be provided.

Landscaping on the north side of the building needs to be shade tolerant.

Additional plantings along Safford Drive were suggested.

Bradford pear tree should be changed to another variety (possibly Chanticleer).

Questioned whether underground utilities would be possible along Safford Drive and whether this could be funded through the TIF District.

Color of the building was discussed. Yellow is not a favored color. Color samples will be provided at the next meeting. Board members noted that the proposed building is quite large and that ways of reducing the visual impact should be explored.

Bergeron stated that a waiver from the parking lot landscaping requirements is being requested. Bergeron noted that while the parking lot landscaping requirements may not be met item by item, the site in general is extensively landscaped.

Bergeron noted that the majority of the wetlands impact is located within Phase II. Bergeron stated that the variance that was granted for the potential wetlands impacts included three phases. The application for site plan review currently pending before the Planning Board is for phases I and II only.

Bergeron noted that the following permits are required: alteration of terrain permit; wetlands permit; DOT permit for curb cut and Town of Swanzey driveway permit. Bergeron stated that NH DOT has been contacted and does not appear to have any problem with the curb cut onto Route 32. Bergeron estimated that 3 or 4 tractor trailer deliveries are made per week, at the present time. Bergeron stated that he would check with the applicant to confirm the number of tractor-trailer deliveries.

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

C. DISCUSSIONS/OTHER BUSINESS -

1. Renewal of Excavation Permit – South Branch Group requests renewal of its excavation permit for the Kempton Road pit, shown at Tax Map 86, Lots 2 & 3, situated in the Rural/Agricultural Zoning District. See below.

2. South Branch Group – South Road Borrow Pit – Update regarding disposition of demolition debris from the Mt. Caesar School Playground.

Motion by Self to continue Items C.1. and C.2. until July 17, 2008.
Seconded by Fuerderer. Vote: All in favor.

3. Minutes from June 19, 2008 – Motion by Beauregard to approve the minutes from June 19, 2008 as submitted. Seconded by Barlow. Vote: All in favor, with Fuerderer abstaining from the vote.

Motion by Beauregard to adjourn. Seconded by Fuerderer. Vote: All in favor. Meeting adjourned at 8:00 p.m.

Submitted by,



Sara H. Carbonneau
Town Planner