

**SWANZEY PLANNING BOARD MINUTES
SEPTEMBER 23, 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 Vice Chair Scott Self. Members present: Scott Self, June Fuerderer, Joe Smith, Jeff Goller, Jeanne Thieme, Selectmen's Representative Bruce Tatro and alternate Bob Audette. Self seated Audette for Page. Code Enforcement Officer James Weston and Town Planner Sara Carbonneau were 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 Goller. Vote: All in favor.

A. PUBLIC HEARING

1. Multi-Tenant Application – Robert Hadley wishes to use a portion of the premises situated at 968 West Swanzeay Road for a business consisting of computer repairs & sales. The property is shown at Tax Map 70, Lot 34 situated in the Business District. The property is owned by Shri Ganesh Corp. Robert Hadley appeared before the Board. No abutters were present. Public hearing opened. Shop space is located in the Route 10 Mini Mart. Days and hours of operation are Monday through Thursday 9:00 a.m. to 5:00 p.m. and Friday and Saturday 9:00 a.m. to 1:00 p.m. for customer pick up and drop off. No other deliveries or pickups. Sign will be on the glass on the door. Lighting is the existing lighting for the store. Public hearing closed. Motion by Goller to approve multi-tenant application subject to review and approval by Code Enforcement Officer and Fire Chief. Seconded by Thieme. Vote: All in favor.

2. Multi-Tenant Application – Mike Primus wishes to expand his existing business (flea market & used furniture sales) into additional space located at 679 West Swanzey Road. In addition, the applicant seeks to conduct auctions on the premises. The property is shown at Tax Map 73, Lot 13 situated in the Business District. The property is owned by Scott & Jay MacPhail. Mike Primus appeared before the Board. No abutters were present. Public hearing opened. Days and hours of operation are Monday, Tuesday, Wednesday & Sunday 9:00 a.m. to 3:00 p.m. and Thursday, Friday & Saturday 9:00 a.m. to 4:00 p.m. Auctions to be held on Wednesdays from 5:00 p.m. to 10:00 p.m. twice a month. Primus wishes to expand tables from 4 to go the length of the building. Carbonneau reminded the Board that in January 2010 they approved 4 tables. Primus stated that he was proposing to occupy the space vacated by the tractor dealer and correspondingly wanted to have product display in front of the additional space. Primus stated that everything will be brought in at night. Goller informed Primus that he would need adequate space for entrance into the building. Public hearing closed. Motion by Goller to approve multi-tenant application with the stipulation that tables/outdoor product display in front of building are not to exceed 100 linear ft. and are not to exceed 8 ft. from the building; the tables/outdoor product display shall not block entrances and exits; tables/outdoor product display to be brought in every night; and subject to review and approval by the Code Enforcement Officer and Fire Chief. 2nd by Audette. Vote: All in favor.

B. OTHER APPLICATIONS -

1. Free-Standing Sign Application - Southwestern Community Services on behalf of Page Homestead Senior Housing, Inc. seeks to install a 12 s.f. free-standing sign on property situated at 185 Monadnock Highway, Tax Map 19, Lot 66-2. The property is situated in the Business District. Southwestern Community Services would like to amend the sign application, increasing the sign size to 3'x6' (18 s.f.). It was noted that street numbers will be on the sign posts.. Motion by Audette to grant the sign application, permitting an 18 s.f. sign. Seconded by Fuerderer. Vote: All in favor.

C. DISCUSSIONS/OTHER BUSINESS -

1. Review of Rural Fire Water Resources Plan. Feedback to the Board of Selectmen is needed prior to the BOS's meeting on September 28, 2010. Carbonneau reminded the Board that the first draft was received 4 months ago and that some modifications have been made since then. Carbonneau noted that while there is a lot of useful information in the plan, she felt that the proposed recommendations need clarification. Board members concurred. Motion by Smith to acknowledge receipt of the study and that additional

information, clarification and study is required before any further action is taken. Seconded by Fuerderer. Vote: All in favor.

2. Zoning.

a. South side of Sawyer's Crossing Road. This includes the properties across from Rymes and Keene Gas. Self suggested extending the business zone to include Martha Henry's lot and the property owned by the Town of Swanzey (Penny property). It was noted that the current zoning of these parcels (Rural/Agricultural) does not fit with the area across the street (that is zoned commercial industrial). However, Board members felt that due to the fact that these two parcels abut the river, that business zone designation may be more appropriate. In addition, it was noted that zoning these properties as business would allow housing (if so desired) to be constructed upon receipt of a special exception.

b. Agricultural uses. Carbonneau prepared a 2011 Zoning Draft and suggested that the Board members take this information home and read it to see if the intent is what they wanted. Email Carbonneau before the next meeting with comments and suggestions. Of specific note, Carbonneau asked Board members to think about the purpose and intent of the Residence District and how that district is differentiated from the Rural/Ag District in the event that the proposed changes take place.

c. Village Business District. After much discussion, it was proposed that the Homestead Woolen Mills building be re-zoned from Village Business to Village Business District II and to be set up for all the uses that Bruce Treat suggested a few months ago. It was also suggested to re-name the remainder of the Village Business District to Village Business District I.

3. Other business as may be required.

a. The Board reviewed a memorandum from the Board of Selectmen regarding the plantings that have died on the Sevene property. Motion by Goller to extend the security requirement for site plan landscaping until August 31, 2011. Seconded by Thieme. Vote: All in favor.

Tatro informed the Board that there is a Notice of Foreclosure on this property.

b. Review and approval of minutes of August 26, 2010 and September 9, 2010. Motion by Fuerderer to approve minutes from August 26, 2010 and September 9, 2010 as submitted. Seconded by Smith. Vote: All in favor.

c. Carbonneau informed the Board that she emailed everyone regarding an Swanzey Planning Board Minutes – September 23, 2010

upcoming broadband forum that will discuss mapping, current resources and needs.

d. Tatro informed the Board that there were Swanzey residents (Westport Village area) at the last Selectmen's meeting stating their concern for a proposed asphalt plant in Winchester on Rte. 10 and the potential regional impact it could have. They had submitted petitions to the Swanzey Board of Selectmen stating their opposition to this proposed use. Tatro expressed concern as Swanzey would likely be the first responder.

e. Carbonneau suggested that the board members go down and take a look at the work on the Thompson Bridge and the river..

f. Carbonneau informed the Board that Market Basket would be on the agenda for the next meeting regarding the gravel overflow parking. The Board had approved this when the store opened because they anticipated many customers.

g. Carbonneau reminded everyone about Bill Fenton's Open House next Thursday, 9/30.

Motion by Goller to adjourn. Seconded by Thieme. Vote: All in favor. Meeting adjourned at 9:00 p.m.

Submitted by,

Donna Munson
Recording Secretary