

**SWANZEY PLANNING BOARD MINUTES
AUGUST 6, 2009**

[Note: Minutes are not final until reviewed and approved by the Board. Review and approval of minutes generally take place at the next regularly scheduled meeting of the Board.]

The regularly scheduled 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, Jeff Goller, Selectmen's Representative Nancy Carlson, Alternate Jerry Mazza. Jerry Mazza was seated for Steve Russell. 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 new items on the agenda could "reasonably be construed as having the potential for regional impact." Motion by Fuerderer that no new items on the agenda could reasonably be construed as having the potential for regional impact. Seconded by Page. Vote: All in favor.

PUBLIC HEARINGS –

1. Multi-Tenant Application –Edward Bergeron (present) and Mable Bergeron wish to utilize the property they own situated at 358 Matthews Road for the following: storage for Bergeron Construction; office and storage for Sutherland Electric; and a one-family residence. The property is shown at Tax Map 38, Lot 17 situated in the Commercial/Industrial District. Public hearing opened.

Jim Weston questioned the site plan which showed a two-family residence. Edward Bergeron stated this was wrong and it should be a one family residence. Nancy Carlson questioned if inclusion of the office space shown in the residential portion of the property on the original site plan should be removed. Bergeron agreed. Bergeron noted that Fast Friends granted an easement for drainage and some trees were cut. Public hearing closed.

Motion by Fuerderer to approve the multi-tenant application, with the following items to be changed on the site plan: change the two-family residence to a one-family residence and to remove the office space shown in the residential portion of the property. Seconded by Mazza. Vote: All in favor.

2. Boundary Line Adjustment Application – between Tax Map 58, Lot 63-1 & Map 58, Lot 64-2. Both lots are owned by Melissa A. Alexander (present). The boundary line adjustment seeks to add approximately 2.9 acres to Map 58, Lot 64-2. The properties are situated off Homestead Avenue and located in a Rural/Agricultural Zoning District. Public hearing opened.

Abutter Nancy Brown asked for clarification as to the line and the location of the septic system serving the former Iona and Jason Faulkner property. Carbonneau noted that the location of the said septic system is unknown. Carbonneau stated that Map 58, Lot 64-2 is currently a non-conforming lot. The proposed boundary line adjustment would make Map 58, Lot 64-2 conforming as to acreage. However, it would still remain non-conforming due to its lack of road frontage. Carbonneau noted that Map 58, Lot 63-1 would remain a conforming lot after the proposed boundary line adjustment. Public hearing closed.

Motion by Carlson to approve Boundary Line Adjustment subject to the condition that the boundary adjustment approval will not be final until the signed deed annexing the property to Map 58, Lot 64-2 has been tendered to the Town for recording, together with the appropriate recording fees. Seconded by Goller. Vote: All in favor.

DISCUSSIONS/OTHER BUSINESS -

1. Sevene – Updates required to site plan; establish bonding amount for fence and landscaping. Sara Carbonneau received an email from Sevene's attorney, Michael Bentley, requesting that this matter be continued to the next meeting which will be on September 3, 2009. Motion by Fuerderer to continue to September 3, 2009. Seconded by Goller. Vote: All in favor.

2. Vote on Regular Member Appointment – Nominees are Jerry Mazza and Jeanne Thieme. Term to expire at Town Meeting 2010. Because Thieme not present, this was moved to the September 3, 2009 Planning Board Meeting. Motion by Fuerderer. Seconded by Carlson. Vote: All in favor.

3. Modification to Site Plan – Moore Nanotechnology requests modification to its site plan approval allowing changes to the landscaping and lighting plan. Present on behalf of Moore Nanotechnology were Newman Marsilius and Len Chaloux; also present was John Noonan from SVE Associates. Marsilius discussed plantings, noting that a request for waivers from Section VIII.e.3.ii.2. and Section VIII.e.3.iii.1 of the landscaping requirements has been submitted. Page noted that the landscaping plan, with the waivers requested, meets the requirements of the site plan review regulations. Marsilius noted that they intend to plant additional shrubs, trees and other plantings after the site work and the building has been completed. Marsilius stated that the final landscaping plans would be provided to the town for the record.

It was noted that the revised lighting plans were previously approved by the Board when it considered the relocated delivery drive and no further action was required on the same this evening. Motion by Goller to approve the request for waivers from Section VIII.e.3.ii.2. and Section VIII.e.3.iii.1. of the Site Plan Review Regulations. Seconded by Fuerderer. Vote: All in favor. Motion by Mazza to approve the modifications to the landscaping plan. Seconded by Goller. Vote: All in favor.

Chaloux expressed his appreciation with the efforts of the Swanzey Police Department in helping to secure the site.

4. Voluntary Merger – Demoulas Super Markets, Inc. requests a voluntary merger of Tax Map 38, Lot 1 and Tax Map 38, Lot 1-2. No representative was present. Carbonneau noted that the voluntary merger was a condition of the site plan approval. Motion by Fuerderer to approve the authorization of Glenn

Page to sign voluntary merger application. Seconded by Goller. Vote: All in favor.

5. Minutes from July 16, 2009 – Carbonneau noted that minutes should reflect that Steve Russell appointed to the Board as a representative for workgroup. Also, Carbonneau added that there is nothing on the Agenda for the August 20, 2009 Planning Board Meeting, therefore, there will be no more meetings until September 3, 2009. Motion by Carlson to approve. Seconded by Fuerderer. Vote: All in favor. Carbonneau added that she would not be at the September 3, 2009 meeting but that Sevene was on the agenda for that night as well as sub-division acceptance for a conservation easement at the Johnson farm. Surveyor Dick Drew will be at the meeting.

Motion by Mazza to adjourn. Seconded by Goller. Vote: All in favor.

Meeting adjourned at 8:00 p.m.

Submitted by,

Donna J. Munson, Planning Board Secretary