

**SWANZEY PLANNING BOARD MINUTES
JUNE 5, 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 Swanze Planning Board was called to order at 7:00 p.m. by Chair Glenn Page. Members present: Glenn Page, Scott Self, June Fuerderer, Victoria Barlow, Charles Beauregard, Sr., Selectmen's Representative Nancy Carlson and alternates David Belletete and Jeanne Thieme. Belletete 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 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. Multi-Tenant Application – Michelle Powers wishes to use a portion of the premises situated at 132 Monadnock Highway for a boxing and kickboxing studio. The property is shown at Tax Map 18, Lot 68 situated in the Business Zoning District. The property is owned by Patrick & Vincent Eufemia. Michelle Powers appeared before the Board. No abutters were present. Public hearing opened.

Page reviewed the application before the Board. Hours of operation will be 5 p.m. to 9:30 p.m. Monday through Friday and on Saturday from 9 a.m. to 2 p.m. (versus 9 a.m. to 3 p.m. as stated in the application). Powers stated that there will be no shower or locker-room facilities; should people need to change clothing, they can utilize the existing over-sized bathrooms. Public hearing closed.

Motion by Self to grant the multi-tenant application subject to review and approval by the Code Enforcement Officer and the Fire Inspector. Seconded by Beauregard. Vote: All in favor.

2. Home Occupation Application – Robert S. Walters, II wishes to utilize the property situated at 71 Westbrook Court for office work associated with his bonded automobile dealer business. The property is situated in the Rural/Agricultural District, shown at Tax Map 27, Lot 13-3. The property is owned by Nicole Tolman, et al. Robert Walters appeared before the Board. Abutting property owner Harriet Robinson was present. Public hearing opened.

Walters stated that he wished to have a home office for paperwork associated with being a bonded automobile dealer. The Board of Selectmen determined that the “office function” of the proposed home occupation met the requirements of the home occupation ordinance, but felt that sales and storage of vehicles on site was not an appropriate home occupation. The Board of Selectmen approved the application subject to the condition that there would be no sale or storage of vehicles conducted on site.

Walters stated that there may be a customer who comes to the site on occasion. However, this would be more of the exception than the rule.

Walters noted that he is required by State regulation to have a sign on the property. He will submit the required sign application. Public hearing closed.

Motion by Self to grant the home occupation application subject to the condition that no sale or storage of vehicles would be conducted on site and subject to review and approval by the Code Enforcement Officer and the Fire Inspector. Seconded by Beauregard. Vote: All in favor.

B. OTHER APPLICATIONS –

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. Carbonneau informed the Board that South Branch Group has requested a continuance to July 3, 2008 in order to receive a formal response from NH-DES regarding the restoration plan. Motion by Self to continue this matter to July 3, 2008. Seconded by Beauregard. Vote: All in favor.

2. Mobile Food Wagon – Don Blake wishes to operate a mobile food wagon at property owned by Jay MacPhail, et al. situated at 679 West Swanzey Road, shown at Tax Map 73, Lot 13. Don Blake appeared before the Board.

Blake stated that he proposes to operate Monday through Saturday 9 a.m. to 5 p.m. Eventually, he will provide two picnic tables and a canopy. Blake stated that he will have an open flag and a sign that is only put out when the business is open. Blake noted that the food trailer would stay on site; in addition, he wishes to place a small storage shed on the property (less than 100 s.f. and not requiring a building permit).

Motion by Carlson to approve the operation of the mobile food wagon. Seconded by Belletete. Vote: All in favor.

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

3. Site Plan Review Application – Dan Warner wishes to utilize the existing structure situated at 201 Old Homestead Highway for a machine shop. The property is shown at Tax Map 36, Lot 10 situated in the Business Zoning District. Alan and Dan Warner appeared before the Board.

A. Warner noted that the Zoning Board of Adjustment granted a Special Exception on May 19th. Carbonneau stated that NH-DOT has reviewed the proposed use and is not requiring any changes to the existing curb cuts. However, NH-DOT added that “caution will be needed when using the accesses due to the building obstructing visibility.”

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

4. Subdivision Application – Arnold Filipi wishes to subdivide Tax Map 43, Lot 1-2 into 2 lots. The subject premises are located on Talbot Hill Road and situated in the Rural/Agricultural Zoning District. Tax Map 43, Lot 1-2 currently consists of 6.66 acres. The proposed lots will be 3.21 acres and 3.45 acres. The property is owned by Joseph & Susan Rocco. Arnold Filipi and Fred Blais (appearing before the Board on behalf of the Roccas) were present.

Blais stated that this lot originally consisted of two lots, but were later merged. Blais noted that the proposed subdivision is very similar to the original configuration of the lots.

Carbonneau noted that State subdivision approval is not required, as the State recognizes the original subdivision approval granted in 1987.

Carbonneau stated that DPW Director Lee Dunham has reviewed and approved of the locations of the proposed driveways.

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

C. DISCUSSIONS/OTHER BUSINESS

1. SWRPC annual dinner is scheduled for June 24th.

2. The Mt. Caesar playground demolition debris has not yet been removed from South Branch Group’s property along the river. Deadline established at the last meeting was June 15th.

3. Barlow updated the Board on the Wildlife Action Plan and training provided by UNH Cooperative Education.

4. Minutes from May 15, 2008. Motion by Beauregard to approve the minutes from May 15, 2008 as submitted. Seconded by Fuerderer.
Vote: All in favor.

Motion by Beauregard to adjourn. Seconded by Carlson. Vote: All in favor. Meeting adjourned at 7:40 p.m.

Submitted by,

Sara H. Carbonneau
Town Planner