

**SWANZEY PLANNING BOARD MINUTES
JULY 16, 2009**

[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 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, Scott Self, June Fuerderer, Steve Russell, Victoria Barlow and Selectmen's Representative Nancy Carlson. Town Planner Sara Carbonneau was also present. The agenda for the evening's meeting was read and the following matters were addressed:

Regional Impact: There were no new items on the Board's agenda that would require a determination of regional impact.

A. PUBLIC HEARINGS –

1. Site Plan Review Application – Camp Squanto wishes to demolish the existing dining hall, construct a new structure on Map 46, Lot 6 (to be utilized as a dining hall with associated kitchen facilities, office space, storage, housing and common meeting room) and demolish an existing 1,040 s.f. cabin. The property is situated on West Shore Road and shown at Tax Map 46, Lots 6 & 16 situated in the Rural/Agricultural and Shoreland Protection Districts. The property is owned by the East Coast Conference of the Evangelical Covenant Church of America, Inc. Rob Hitchcock from SVE Associates and Dave Cairns (Executive Director) were present on behalf of the applicant. Also present were various abutters and interested citizens.

Hitchcock reviewed the plans before the Board. Hitchcock stated that the existing dining facility is approximately 16 feet off of the lake. The proposed dining hall would be set back 39 feet from the shoreline.

Hitchcock stated that the primary changes to the site would include modifications to the existing septic system, relocation of the access drive, construction of retaining walls and improvements to drainage. Hitchcock stated that the access drive would be utilized solely for deliveries and that it would not be used for parking. In addition, the propane supply would be buried on the hillside behind the building. The dumpster will be at the end of the access drive and will be screened.

Hitchcock stated that the proposal also includes the demolition of a 1,040 s.f. cabin that is located at the southerly end of the property and is located very close to the water. Hitchcock stated that the s.f. footprint (including the overhang) of the proposed structure would be approximately 245 s.f. more than the total square footage of the existing cabin to be demolished and the existing dining facility. Hitchcock noted that the cubic volume of the new building would be greater; stating that the roof line would be higher than the old building. Hitchcock stated that the new structure itself is approximately 5 feet higher than the existing structure; however, since it will need to be built at a higher elevation (in order to move it away from the water), the resulting roof line will be 13 feet higher.

Hitchcock stated that modifications will need to be made to the existing septic system, including the addition of a 2,500 gallon tank. There will be no changes to the water supply.

Hitchcock reviewed the proposed lighting. Abutting property owner Bill McGhee requested that the bollards to be located along the access drive be shielded towards his property (northerly of Map 46, Lot 6), as well as shielded on the lake side.

Hitchcock noted that the applicant received an area variance and a use variance on July 13, 2009. Carbonneau provided Board members with the draft motion approving the two variance applications.

Hitchcock stated that the groundcover originally suggested (*Vinca*) is not on the list of DES approved shoreland plantings. Hitchcock stated that shoreland plantings would need to be included on the application submitted to DES for a shoreland permit.

Cairns provided Board members with a "Utilization and Trip Generation Report." As indicated in the report, Cairns stated that traffic generated during the retreat season (i.e., the school year) would be minimal. Cairns stated that the use during the school year would primarily be on vacations and weekends. However, he did note that use during the week by youth groups may also take place.

Cairns provided the Board with samples of the siding and roofing materials. The siding was a "putty" color and the roof shingles were blackish/brown.

Abutting property owners Martha Zimmerman and Nancy McGhee expressed concerns about phosphorus loading. N. McGhee noted that a 1990 letter from NH-DES (Jody Connor) stated that in order to maintain the chlorophyll levels either no further development should occur or existing phosphorus sources should be reduced. B. McGhee noted that the development surrounding the lake is already "overdone," and that further development should not be permitted.

Cairns provided the Board with the interim 2008 report regarding the status of Swanzy Lake from NH-DES. Cairns reviewed sections of the report, noting that the phosphorus levels (and the lake's health, in general) remain stable. Lake resident Nancy Karlson stated that Pilgrim

Pines has always been a good steward of the lake and that it should not be penalized for the fact that some of the other lake residents are not good stewards.

Lake resident Garth McGrath spoke in support of the application, noting that it provides tremendous opportunities for youth development.

Page noted that Camp Squanto has a state of the art septic system that was installed in 1999. In addition, Page noted that the interim 2008 report indicates that the lake's ecosystem is stable. In addition, Page stated that the septic system has excess capacity during the summer and that winter use of the system would be much less than the existing summer use.

Barlow questioned how pedestrian travel would occur and provisions for ensuring safety. Cairns described the cross-walk areas and fencing along the road. Public hearing closed.

Motion by Self to approve the site plan review application subject to the following conditions:

1. Receipt of DES Shoreland Permit;
2. Receipt of Approval for Construction from NH-DES, Subsurface Systems Bureau for modifications to septic system;
3. Septic system to be inspected yearly by applicant with records of the inspection being maintained in applicant's files; and
4. Septic system to be inspected every three years by Wastewater Alternatives (or similar professional designer) and the report of the inspection to be sent to the Town of Swanzey.

Seconded by Barlow. Vote: All in favor.

B. DISCUSSIONS/OTHER BUSINESS

1. Fast Friends – Request for modifications to site plan (Map 38, Lot 18). Board members considered requests to modify drainage and fencing on the property situated at Map 38, Lot 18. It was noted that there have been problems with the drainage near the road and that the addition of a catch basin with pipe running to the retention pond should alleviate the ponding issues by the road. Motion by Russell to approve the modifications to the site plan (specifically, modifications to the drainage as shown on a Site Plan entitled "Entrance Drainage," dated June 24, 2009 by Brickstone Masons and fencing changes as described in a July 9, 2009 letter from Sharron Thomas). Seconded by Barlow. Vote: All in favor.

2. Paquette & Sons –Memorandum from Code Enforcement Officer Weston re modifications to site plan approval (Map 73, Lot 24). Board members reviewed correspondence from Weston dated July 10, 2009, as well as an updated Site Plan from Paquette. Motion by Carlson to accept the modifications as submitted. Seconded by Russell. Vote: All in favor.

3. DSM Realty (Market Basket) – Update re conditions of approval (Map 38, Lots 1 & 1-2). Carbonneau provided Board members copies of the following documents:

July 10, 2009 letter from John Kallfelz (NH-DOT) to Kevin Dandrade (TEC, Inc.);

E-mail from Beth Fox noting receipt of \$14,000. from applicant for Ash Hill Road improvements; and

June 30, 2009 correspondence from Jeff Kevan re status of conditional approval.

Carbonneau noted that it is her understanding that the agreement between the City of Keene and the North Swanzey Water & Fire Precinct has yet to be finalized.

4. Minutes from July 2, 2009 – Carbonneau noted that the minutes should be corrected to reflect that Matthew Paquette was also present for the Multi-Tenant Application submitted by Dale Paquette (Paquette & Sons Firewood). Also, Page 7, Item 1 – change “compete” to “complete.” Motion by Fuerderer to approve the minutes from July 2, 2009 as amended. Seconded by Self. Vote: All in favor.

5. Resignation Submitted by Victoria Barlow – Barlow announced that she would be resigning as a Planning Board member effective July 17, 2009, as she has accepted full-time employment with the Town as its Assessing Coordinator. Acceptance of this position also requires her to step down from her volunteer positions on the Open Space Committee and Capital Improvements Committee. Board members expressed disappointment at the news, but noted that the Planning Board’s loss is the Town of Swanzey’s gain and wished Barlow well in her new endeavor.

Carbonneau reviewed with Board members the process for selecting a replacement for Barlow. It was decided that the notice for seeking a replacement would be posted immediately and that nominations would be accepted through Thursday, July 23, 2009 at 5:00 p.m.

6. Planning Board Representative to the Open Space Committee – Motion by Russell to recommend to the Selectmen that they appoint Thieme as the Planning Board’s representative to the Open Space Committee. Seconded by Carlson. Vote: All in favor.

Motion by Russell to adjourn. Seconded by Carlson. Vote: All in favor.
Meeting adjourned at 8:30 p.m.

Submitted by,

Sara H. Carbonneau
Town Planner