

**SWANZEY PLANNING BOARD MINUTES
MARCH 24, 2011**

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 Chair Glenn Page. Members present: Glenn Page, Scott Self, June Fuerderer, Joe Smith, Jeanne Thieme, Alternate Bob Audette, Alternate Paula Miller and Selectmen's Representative Deb Davis Town Planner Sara Carbonneau was also present. The agenda for the evening's meeting was read and the following matters were discussed:

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 Smith. Vote: All in favor.

A. PUBLIC HEARINGS –

1. Boundary Line Adjustment Application – between Tax Map 23, Lots 2 & 3-2. Tax Map 23, Lot 2 is owned by Katharine M. Maher & Peter D. McClure; Tax Map 23, Lot 3-2 is owned by Richard C. McIver. The boundary line adjustment seeks to add a total of 0.17 acres to Map 23, Lot 3-2. The properties are Rural/Agricultural District. Maher and McIver appeared before the Board. Abutters David and Maureen Hardy were also present. Public hearing opened. John Bridges, surveyor, reviewed the plan on behalf of the applicants. The Hardys stated that they were fine with the adjustment. Carbonneau recommended that the deed and the plan are recorded at the same time. Public hearing closed. Motion by Self to grant the boundary line adjustment subject to the condition that the plan and deed are recorded at the same time. Seconded by Fuerderer. Vote: All in favor.

2. Multi-Tenant Application – Linda Bachman wishes to use a portion of the premises situated at 135 Old Homestead Highway for offices for an adult psychiatric nurse practitioner. The property is shown at Tax Map 37, Lot 2 situated in the Business District. The property is owned by

George Trahan. Public hearing opened. Bachman was present. Carbonneau stated that she had received a letter from abutter Rachel Elkins stating the proposed use was fine with her. Glenn informed Bachman that she needs to meet with Carbonneau regarding signage and any approval would be subject to approval of the Code Enforcement Officer. Public hearing closed. Motion by Self to grant the multi-tenant application, subject to review and approval by the Code Enforcement Officer. Seconded by Smith. Vote: All in favor. Public hearing closed.

B. OTHER APPLICATIONS – (The following applications are being reviewed for completeness only. Comments will be limited to the completeness of the applications only.)

1. Subdivision Application – Richard P. Drew, LLC on behalf of 1989 Hepatica Hill Farm Real Estate Partnership wishes to subdivide Tax Map 59, Lot 2 into 2 lots. The subject premises are located on Homestead Avenue and situated in the Rural/Agricultural District. Proposed Tax Map 59, Lot 2-2 will be 38.34 acres; the remainder of the parcel will be 301+/- acres after subdivision. Richard P. Drew, LLC was present and explained to the Board the subdivision. Gail Burgess, a resident in close proximity to the subject premises, viewed plan. She had no questions or concerns. Motion by Fuerderer to accept application as complete and go to Public Hearing on April 14, 2011. Seconded by Thieme. Vote: All in favor.

2. Site Plan Review Application - Lane Construction Corp. d/b/a Cold River Materials wishes to conduct sand and gravel operations pursuant to RSA 155-E. The property is situated in the Rural/Agricultural District and is shown at Tax Map 5, Lots 3 & 4. Dick Fraser was present on behalf of Lane Construction Corp. as well as Susan Stacy, Manager of Cold River Materials. Lane Construction is requesting a waiver of the 50' scale standard to those shown on the individual plan sheets. Fraser continued with explicit detail of their plans for ingress and egress roads and all the state requirements. Fuerderer asked about reclamation of the land. Fraser informed the Board that this would be done. Self asked if there would be any problem maneuvering around the power lines. Fraser informed the Board that there would not be any problem as they have met the guidelines of PSNH. PSNH is asking that they build up the land so their trucks can get in there. Fuerderer and Audette asked about the water table. Fraser informed the Board that they didn't anticipate hitting the water table as they want good quality commercial product for roads and concrete plants. Motion by Self to approve application as complete and go to Public Hearing on April 14, 2011. Seconded by Smith. Vote: All in favor.

3. Request to Operate Mobile Hot Dog Stand – Robert Symonds, Jr. wishes to operate a mobile hot dog stand on property situated at 1026 West Swanzey Road, shown at Tax Map 70, Lot 23 situated in the Business District. Symonds was present. He explained to the Board that he needs to modify his driveway by moving the entrance to his property off Kempton Road. Page asked Symonds about signage. Symonds said there would be a sign that he would take down every night. Carbonneau asked what days and hours of operation would be. Symonds responded it would be a 7 day a week operation. Sunday thru Friday would be 11:00 a.m. to 5:00 p.m. Saturday would be 11:00 a.m. to 9:00 p.m. Operation would be just for Spring, Summer and Fall (March 1st thru November 30th). Page informed Symonds that he would need to meet with the Lee Dunham of Highway Department to obtain a driveway permit. Motion by Self to approve the operation of the hot dog stand as presented. Seconded by Smith. Vote: All in favor.

C. DISCUSSIONS/OTHER BUSINESS –

1. Minutes of March 10, 2011 – Board reviewed minutes of March 10, 2011. Fuerderer stated that the minutes did not indicate that she had been sworn in to serve on the Planning Board until Town Meeting 2014. Also, Fuerderer stated that it was not indicated that Self moved to approve that Fuerderer to be the spokesperson for the Planning Board to speak with various businesses and car dealerships along Route 12 (as well as other locations in Town) and respectfully ask them to change their advertising to read that they are located in Swanzey in lieu of Keene.

3. Carbonneau informed the Board that Code Enforcement Officer James Weston is on an extended leave of absence. Chet Greenwood is filling in to help out. His hours are Tuesday and Thursday 1:00 p.m. – 5:00 p.m. and Friday 8:00 a.m. to 12:00 Noon. He has an IRC certification (International Residential Code).

4. Motion by Self to adjourn. Seconded by Fuerderer. Vote: All in favor.

Meeting adjourned at 8:00 p.m.

Submitted by,

Donna Munson
Recording Secretary