

**SWANZEY PLANNING BOARD MINUTES
AUGUST 16, 2007**

[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 August 16, 2007 meeting of the Swanze Planning Board was called to order at 7:00 p.m. by Chair Glenn Page. Members present: Glenn Page, June Fuerderer, Scott Self, Victoria Barlow, Charles Beauregard, Sr., Selectmen's Representative Bruce Tatro and alternate Jeanne Thieme. Thieme was seated for Steve Russell. Town Planner Sara Carbonneau was also present. The agenda for the evening's meeting was read and the following items were addressed:

Regional Impact – Board members considered whether any items on tonight's agenda could "reasonably be construed as having the potential for regional impact." Motion by Beauregard that no items on tonight's agenda could be reasonably construed as having the potential for regional impact. Seconded by Fuerderer. Vote: All in favor.

A. PUBLIC HEARINGS –

1. Site Plan Review Application – David Roy & Janet Roy wish to utilize the property for a logging business (home office, location to perform routine maintenance on his equipment; storage of trucks; future garage; and storage and processing of wood). The property is situated at 49 Spring Street and shown at Tax Map 57, Lot 72 situated in the Residence and Business Zoning Districts. David and Janet Roy appeared before the Board. Abutters Gail Davis and Mark Desilets were present. Public hearing opened.

D. Roy stated that the zoning boundary was marked earlier in the day (8/16). Motion by Beauregard to continue the public hearing without further notice to Friday, August 17, 2007 at 3 p.m. for a site visit at the property situated at 49 Spring Street. Seconded by Fuerderer. Vote: All in favor.

[After the vote, Davis provided Carbonneau with a 2-page document dated August 16, 2007. This will be copied and provided to Board members at the site visit.]

2. Site Plan Review Application - Lisa Mango wishes to utilize the existing structure situated at 718 Old Homestead Highway for a daycare center. The property is shown at Tax Map 33, Lot 10 situated in the Residence Zoning District. Lisa Mango and her business partner Amy Tripoddi appeared before the Board. No abutters were present. Public hearing opened.

Mango stated that the property has been inspected by the Code Enforcement Officer and the Fire Inspector. Mango noted that Health Officer Bob DeRocher will be inspecting the property soon. It is anticipated that after his review and approval, the State will issue a conditional license to operate. Mango noted that the approval is anticipated to be conditional for approximately 30 days in order to evaluate the best location for a handicapped accessible ramp and the location of the fenced-in play area. Public hearing closed.

Motion by Self to approve the site plan review application subject to review and approval by the Code Enforcement Officer and Fire Inspector. Seconded by Beauregard. Vote: All in favor.

3. Site Plan Review Application - Monadnock Birth Center c/o Mary Lawlor wishes to utilize the existing structure situated at 907 West Swanzey Road for an out-patient health care facility (birth center). The property is shown at Tax Map 71, Lot 12 situated in the Business Zoning District. The property is owned by Steven R. Budzik. The applicant also submitted a Free-Standing Sign Application for review by the Board. Ted Crombie, designer and Mary Lawlor appeared before the Board. No abutters were present. Public hearing opened.

Crombie stated that there were no changes to the plan since the August 2, 2007 meeting. Crombie noted that there were no changes proposed for the exterior of the building (other than minor cosmetics), but that interior changes would be made. Crombie noted that there would need to be some shoring up of the floor to accommodate that birthing tub.

Crombie stated that the septic system on the property was an unknown entity. Therefore, a septic design has been submitted to the State – this design has received State approval (CA2007089023). Crombie noted that the system will be installed in the event that the existing system fails to operate properly.

Crombie stated that there is adequate parking on site, with 5 spaces planned. It was noted that the driveway area is large enough for emergency vehicles to access.

Fire Inspector Fontaine stated that he was concerned about the ability of emergency personnel to access the birthing room with a stretcher. Crombie noted that there is adequate room for stretchers. Tatro inquired if the building required a sprinkler system. Crombie stated that it did not, due to size and use classification. Lawlor stated that the only oxygen supply would be portable tanks. Page noted that

any final building plans will need to be reviewed and approved by the Fire Inspector.

Board members reviewed the sign application, noting that the sign met all zoning requirements. Crombie stated that the sign will have the street number prominently displayed on it. Public hearing closed.

Motion by Beauregard to approve the site plan review application subject to review and approval by the Code Enforcement Officer and the Fire Inspector and to approve the free standing sign application subject to the condition that the street number be prominently displayed on the sign. Seconded by Barlow. Vote: All in favor.

4. Home Occupation Application - Deirdre A. Geer wishes to utilize the property situated at 35 Hackler Drive for a home occupation consisting of web design, artist, computer repair and video to DVD conversion. The property is situated in the Residence Zoning District, shown at Tax Map 33, Lot 41. Deirdre Geer appeared before the Board. No abutters were present. Public hearing opened.

Page reviewed the application before the Board. Geer stated that she would be the only employee of the business. Geer noted that on occasion a customer may come to the premises to either drop-off or pick-up a job. Geer stated that she does not plan on having a sign. Public hearing closed.

Motion by Self to approve the home occupation subject to review and approval by the Code Enforcement Officer and the Fire Inspector. Seconded by Fuerderer. Vote: All in favor.

B. OTHER APPLICATIONS – The following application is being reviewed for completeness only. Comments will be limited to the completeness of the application only.

1. Site Plan Review Application - Carlisle Properties, LLC wishes to construct a 3,260 s.f. addition, resulting in the existing building on site to consist of 52,290 s.f. In addition, the applicant seeks approval to construct a 7,500 s.f. building to be utilized for post processing of finished goods and for warehousing. The property is situated at 41 Safford Drive and shown at Tax Map 19, Lot 97-4 situated in the Industrial Park Zoning District. Dave Bergeron appeared before the Board. No abutters were present.

Bergeron reviewed the proposed plans before the Board. Bergeron noted that the new building, consisting of 7,500 s.f., will be served by water and sewer. At this point, the new building will have a sprinkler system that may run off of the existing domestic water line. If this is not adequate, a second line will need to be installed. It was noted that the alarm system will be tied into the existing system.

Bergeron stated that here will be no additional lighting. Some parking spaces will be lost with the construction of the new building, but

it was noted that there are more parking spaces shown on the plan than required by the zoning ordinance. Bergeron stated that there will be no increase in runoff, as all surfaces are currently impervious. Bergeron stated that the exterior dust collection system will be re-located within the same general area (basically, near the 3,260 s.f. addition).

On-site traffic patterns (both vehicular and pedestrian) were reviewed. Bergeron noted that materials would be moved from the main building to the new 7,500 s.f. building via fork-lift, but that he did not believe that tractor-trailer trucks would be accessing the new building. Bergeron stated that he did not believe that any finishing (staining, etc.) would be done in the new building, but that he would check on this. In addition, he stated that he believed that all the packaging, wrapping, etc. needed for shipment would take place in the existing building.

Motion by Barlow to accept the application as complete, subject to the applicant providing sprinkler and alarm designs to the Fire Inspector for review. Seconded by Fuerderer. Vote: All in favor.

2. Subdivision Application - Russell Huntley, agent on behalf of Kevin & Britta Anderson, wishes to subdivide Tax Map 44, Lot 6 into 2 lots. The subject premises are located off East Shore Road and situated in the Rural/Agricultural Zoning District. Tax Map 44, Lot 6 currently consists of approximately 70 acres. The proposed lots will be 14.83 acres and approximately 56 acres. Russ Huntley from SVE Associates and Kevin Anderson appeared before the Board. Abutter David Cairns was present.

Huntley reviewed the proposed subdivision. It was noted that each lot meets the minimum frontage and acreage requirements. Anderson stated that the 14+ acre lot was designed to allow development on the parcel, but still allow the remainder of the 14+ acres to remain in current use. Huntley stated that the configuration of the lot utilized existing site features (such as stone walls) as much as possible. It was noted that the lot reaches to the Class VI portion of Talbot Hill Road, where the lot will have 369.52 feet of road frontage. In the event that the Class VI portion of Talbot Hill Road is upgrade to Class V status, this may allow for further subdivision of the property. Access to the lot will be from an existing drive/access-way from East Shore Road.

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

3. Subdivision Application - Russell Huntley, agent on behalf of John F. Oliphant, Jr., wishes to subdivide Tax Map 61, Lot 3 into 3 lots. The subject premises are located at 659 Swanzy Lake Road and situated in the Rural/Agricultural Zoning District. Tax Map 61, Lot 3 currently consists of 11.51 acres. The proposed lots will be 5.0 acres, 3.45 acres and 3.06 acres. Russ Huntley from SVE Associates appeared before the Board. No abutters were present.

Huntley reviewed the proposed subdivision, as well as the proposed driveway configuration. Huntley noted that NH-DOT has indicated that the driveway plans, as submitted, will likely be approved. However, the driveway access supervisor for NH-DOT will be out of the office for the next few weeks. Huntley anticipates that approval from NH-DOT will be in hand prior to the public hearing. It was noted that as a condition of approval, the existing curb cuts (2) serving Oliphant's property would need to be discontinued/removed.

Huntley stated that DES has issued State Subdivision approval on a prior configuration of the lots. Huntley noted that the subdivision plat presented this evening changed the shape/configuration of the lots (notably road frontage) but the acreage remained the same. Huntley stated that he would need to submit an amended plan to NH-DES, but that the approval would still be valid.

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

4. Subdivision Application - TF Moran, agent on behalf of Martin Goodell, wishes to subdivide Tax Map 26, Lot 11-3 into 3 lots. The subject premises are located at 43 Warmac Road and situated in the Rural/Agricultural Zoning District. Tax Map 26, Lot 11-3 currently consists of 10.2717 acres. The proposed lots will be 3.8364 acres, 3.3335 acres and 3.1018 acres. Marty Goodell appeared before the Board. Abutters Colby and Dreissig were present.

Goodell reviewed the plan before the Board. It was noted that there are no wetland soils or steep slopes on the lot. Each proposed lot meets minimum and frontage requirements. Plans have been submitted to NH-DES, Sub-surface Bureau for review and approval.

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

C. DISCUSSIONS/OTHER BUSINESS –

1. Brief updates by Code Enforcement Officer Jim Weston regarding commercial projects; by Barlow regarding the Open Space Committee; and by Self regarding the Conservation Subdivision Working Group. It was noted that the next meeting of the working group looking at ordinance/regulation changes will meet on Thursday, August 23rd at 3:30 p.m. at Town Hall. The next meeting of the Conservation Subdivision Working Group will be held on Tuesday, September 4th at 3:30 p.m. at Town Hall.

2. Municipal Law Lecture – Carbonneau reminded Board members that they need to let her know by September 5th if they are interested in attending.

3. Minutes from August 2, 2007. Motion by Fuerderer to approve the minutes from August 2, 2007 as submitted. Seconded by Tatro. Vote: All in favor with Barlow, Self and Beauregard abstaining.

Motion by Beauregard to adjourn. Seconded by Fuerderer. Vote: All in favor. Meeting adjourned at 8:15 p.m.

Submitted by,

Sara H. Carbonneau
Town Planner