

SWANZEY PLANNING BOARD MINUTES
MAY 27, 2010

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 Swanzey 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, Jeff Goller, Jeanne Thieme, 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: 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 Self.

A. PUBLIC HEARINGS –

- 1. Site Plan Review Application** – BLM Contracting, LLC wishes to utilize an existing structure for a contracting business providing landscaping and construction services at property situated at 93 California Brook Road and shown at Tax Map 73, Lot 22 situated in the Rural/Agriculture District. The property is owned by View Point Cooperative, Inc. Joseph Blount was present. Abutter Lee Kennedy was also present to review the plans. Public hearing opened. Page reviewed notes of last meeting requesting the square footage of the building, the specific shrubbery being used and the hours of operation. Blount stated that the square footage of the building is be 40' x 40' (of which BLM is occupying half), the shrubbery would be Sargent crab apple and the hours of operation would be 7:00 a.m. to 7:00 p.m., Monday through Friday (except in the case of emergencies). Carbonneau stated that it was represented to the ZBA that a septic system would be installed. Public hearing closed. Motion by Self to approve application subject to the condition that the septic system is installed. Seconded by Fuerderer. Vote: All in favor.
- 2. Home Occupation Application** – Aaron and Heidi Bradbury wish to utilize the property situated at 406 Flat Roof Mill Road for an in-home beauty salon. The property is situated in the Business District, shown at Tax Map 3, Lot 32. Aaron and Heidi Bradbury were present. Andrew Weglinski presented the application on behalf of the applicants. No abutters were present. Public hearing opened. Carbonneau stated that the applicants had received a variance from the ZBA to construct an addition to the non-conforming structure. In addition, Carbonneau stated that the Board of Selectmen had certified that

the proposed use qualified as a home occupation. Page asked if there would be any signage on the property. Bradbury replied "No, not at this time." Public hearing closed. Motion by Fuerderer to approve home occupation application subject to review and approval from the Code Enforcement Officer and the Fire Chief. Seconded by Self. Vote: All in favor.

3. **Sign Application** – Amanda Madden wishes to install an attached sign at property situated at 140 Monadnock Highway, Tax Map 18, Lot 69, situated in the Business Zoning District. Applicant was not present. Carbonneau informed the Board that the applicant is only replacing an existing sign. The size is request is 6' x 2.5' (15 sq. ft.). Motion by Self to approve sign application. Seconded by Thieme. Vote: All in favor.

B. DISCUSSIONS/OTHER BUSINESS –

1. **Election** of alternate members – 2 vacancies: terms expire 2012 and 2013. Carbonneau informed the Board that were still no nominees.
2. **Discussion/recommendation** pursuant to RSA 41:14-a re: septic system replacement on Town property. Ronald Gocht was present towards the end of the discussion. Gocht stated that he has an easement from the town and that he can do what he wants on the easement premises regarding a septic system. Page asked why the system can't go on their own property. Town counsel has advised that the vote at Town meeting some thirty years ago does not allow the replacement or enlargement of the septic system. Gocht stated that this issue is pending before the Court and that the Planning Board should not be involved in this matter. Motion by Self to recommend that if the septic system serving the Gocht property is modified, dug up or repaired, then it should be relocated to the Gochts' lot, if possible. Seconded by Carlson. Vote: All in favor.
3. **Zoning Amendments.** General discussion about zoning amendments for 2011 – ideas, suggestions. Carbonneau stated that the ZBA had expressed concern about the multi-family provisions (specifically, the lack of a per unit density factor when connected to public sewer). A letter from ZBA Vice Chair Keith Thibault suggested that the Board may want to impose a density restriction, such as 7,500 s.f. of land for each unit proposed. Page stated he was concerned that such a restriction may put the Town in violation of the workforce housing statute. Page stated that much of the Town's property is already zoned so that it restricts multi-family housing. Board members recommended that Carbonneau "crunch the numbers" to determine compliance with the workforce housing statute. Hutwelker stated that some of the multi-family projects approved (those in the westerly side of Town) have water supply that is for domestic use only and cannot be relied upon for fire protection.

Page stated his recommendation to the Board of Selectmen would be to evaluate the pros and cons of the town acquiring the West Swanzey Water Company and to discontinue the North Swanzey Water and Fire Precinct and have the Town take this entity over. Page recommended that Board members get a copy of the signed agreement between the Precinct and the City of Keene, as he understands that

there are provisions in the new agreement regarding the submission of commercial projects (relying upon Precinct water) to the City of Keene for its review and approval.

Planning Board input on zoning changes:

Sawyers Crossing to commercial in the vicinity of Martha Henry's property.

Arrowcrest from business to residential.

Signage regulations for type of sign board (not unpainted plywood) and the size of lettering. Page suggested that the application specify that an accurate rendition of what the sign is supposed to look like be provided to the Board. Page stated that the Board has the authority to deny a sign permit application. Once approved, Weston will inspect and if the sign does not match the approved design, he would instruct them to remove it.

Hutwelker felt there should be clarification on agricultural uses in Town and whether the raising of livestock is permitted as a business use or for personal use. Page stated that NH law allows for agricultural uses. Carbonneau stated that Town's need to allow agricultural uses, but that Towns have the right to regulate them. Carbonneau stated that the current zoning provisions regarding agricultural uses in the Rural/Agriculture and Residence District are not clear.

Hutwelker stated that the Town may want to consider a noise ordinance. Carlson noted that Police Chief Busick supports a noise ordinance.

4. Other Business –

Review and approval of minutes of May 13, 2010. Motion by Goller to approve the minutes. Seconded by Carlson. Vote: All in favor.

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

Meeting adjourned at 8:35 p.m.

Submitted by,

Donna Munson
Recording Secretary