

**SWANZEY PLANNING BOARD MINUTES
SEPTEMBER 20, 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 September 20, 2007 meeting of the Swanzey Planning Board was called to order at 7:00 p.m. by Chair Glenn Page. Members present: Glenn Page, June Fuerderer, Scott Self, Charles Beauregard, Sr., Selectmen's Representative Bruce Tatro and alternate David Belletete. Belletete was seated for Victoria Barlow. 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 Fuerderer that no items on tonight's agenda could be reasonably construed as having the potential for regional impact. Seconded by Beauregard. Vote: All in favor.

A. 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 – Arnold & Mary Johnson wish to utilize the existing structures situated on the premises for multi-family housing (a total of 3 residences located within 2 buildings). The property is located at 49 Old Homestead Highway, shown at Tax Map 37, Lot 32 situated in the Business Zoning District. The Johnsons appeared before the Board. No abutters were present.

Carbonneau stated that the applicants received a use variance on September 17th to utilize the property for multi-family housing (specially, 3 residences located within 2 buildings).

M. Johnson stated that Code Enforcement Officer Jim Weston has reviewed the property and stated that minimal changes are needed in order to convert the building (formerly housing a counseling center) to housing units.

M. Johnson noted that there was more than adequate parking space on the property, with each dwelling unit to have 4 spaces each. Portions of the area formerly designated as parking for the counseling center will be converted to separate yards for each unit.

Tatro inquired if a dumpster will be located on site. M. Johnson stated that they had not planned on it, but would consider it. Currently, the tenants in the front building have curb-side pick up.

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

2. Subdivision Application - Robin L. Florence wishes to subdivide Map 71, Lot 8 into 2 lots. The subject premises are located at 888 West Swanzey Road and situated in the Business Zoning District. Tax Map 71, Lot 8 currently consists of 2.786 acres. The proposed lots will be 1.657 acres and 1.129 acres. Paul Grasewicz appeared before the Board on behalf of the applicant.

Grasewicz provided correspondence from NH-DES Subsurface Systems Bureau stating that the subdivision approval granted in 1986 is still valid. Grasewicz noted that the property was subdivided in the late 1980's, but was merged by a prior property owner.

In addition, Grasewicz stated that a request has been submitted to NH-DOT to utilize the existing driveways to service the two lot subdivision.

It was noted that the lots meet the zoning requirements regarding acreage and frontage.

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

B. DISCUSSIONS/OTHER BUSINESS -

1. Minutes from September 6, 2007 – Fuerderer stated that it was Barlow who inquired about the elevations and style of Carlisle's 7,500 s.f. addition. Motion by Beauregard to approve the minutes from September 6, 2007 as amended. Seconded by Fuerderer. Vote: All in favor.

Motion by Beauregard to adjourn. Seconded by Belletete. Vote: All in favor. Meeting adjourned at 7:30 p.m.

Submitted by,

Sara H. Carbonneau
Town Planner