

**SWANZEY PLANNING BOARD MINUTES
JANUARY 17, 2008**

[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 January 17, 2008 meeting of the Swanzey Planning Board was called to order at 7:00 p.m. by Chair Glenn Page. Members present: Glenn Page, Steve Russell, June Fuerderer, Scott Self, Victoria Barlow, and alternate David Belletete. Belletete was seated for Charles Beauregard, Sr. Town Planner Sara Carbonneau was also present. The agenda for the evening's meeting was read, with Page noting that Broadvest had requested a continuance of its public hearing, and the following matters 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 Russell. Vote: All in favor.

A. PUBLIC HEARINGS –

1. Application to Modify a Previously Approved Subdivision

submitted by Broadvest Properties, Inc. Motion by Self to continue this matter without further notice to Thursday, February 7, 2008 at 7:00 p.m. at Town Hall. Seconded by Russell. Vote: All in favor.

2. Multi-Tenant Application – Noah Sax wishes to use a portion of the premises situated at 639 West Swanzey Road for a business consisting of powder coating, in addition to his previously approved use for a wheel repair business. The property is shown at Tax Map 73, Lot 26-1 situated in the Business Zoning District. The property is owned by Dream4ever, LLC.

Sign Application – Sax also submitted an attached sign permit application to allow a 24 s.f. sign to be installed on the southerly end of the building.

Noah Sax appeared before the Board. No abutters were present. Public hearing opened.

Sax stated that he had acquired the equipment from the former Elm City Powder Coating (formerly located on Route 12). Sax stated that he would be operating within the same space as his existing wheel repair business.

Carbonneau stated that Code Enforcement Officer Jim Weston and Fire Inspector Ron Fontaine informed her that they had no objection to the proposed use, subject to the condition that the applicant receives approval from them prior to operating.

Carbonneau also stated that Fire Inspector Fontaine suggested that products such as acetone be stored outside in a secure outbuilding/shed. Board members stated that the location of the outbuilding/shed should be approved by the Code Enforcement Office. It was noted that if the structure was less than 100 s.f. a building permit would not be required.

Board members also considered the sign application, noting that it met the requirements of the zoning ordinance. Public hearing closed.

Motion by Self to grant the multi-tenant application subject to review and approval by the Code Enforcement Officer and the Fire Inspector and to grant the sign application. Seconded by Russell. Vote: All in favor.

B. DISCUSSIONS/OTHER BUSINESS –

1. Carbonneau updated the Board on the access management plan project with Southwest Region Planning Commission.

2. Workshop Opportunity – March 6, 2008 Land Resource Management Workshop at DES focusing on changes to the Shorelands Protection Act, wetlands regulations and alteration of terrain permits. The workshop is free.

3. Minutes from January 3, 2008 – Motion by Fuerderer to approve the minutes from January 3, 2008 as submitted. Seconded by Belletete. Vote: All in favor.

Motion by Russell to adjourn. Seconded by Fuerderer. Vote: All in favor. Meeting adjourned at 7:25 p.m.

Submitted by,

Sara H. Carbonneau
Town Planner