

**SWANZEY ZONING BOARD OF ADJUSTMENT MINUTES
SITE VISIT – SEPTEMBER 30, 2006**

[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 Swanzey Zoning Board of Adjustment conducted a site visit at property owned by Gail Guyette, situated at 45 Hale Hill Road, shown at Tax Map 9, Lot 7 situated in the Rural/Agricultural Zoning District. The site visit was called to order at 9:05 a.m. by Chair Bill Hutwelker. ZBA members present: Bill Hutwelker, Charles Beauregard, Sr., Keith Thibault, Bob Mitchell and Jenn Gregory. Others present: Gail Guyette, Town Planner Sara Carbonneau, Code Enforcement Officer Jim Weston, Jeanne Thieme, Deb Crowder, Victoria Barlow, Jonathan Sisson, Louise Germain, John Sears, Mike Thieme, Bruce Guyette, Grace Guyette, Lee Guyette, Michelle Guyette and Carlon Guyette. Public hearing opened.

G. Guyette reviewed the proposed subdivision plan before the Board. She stated that, ideally, she would like the area that contains the house to be restored to its “original” lot configuration and provided the Board with copies of deeds to the property. She stated that, at some point, the Town combined the parcels without her parents’ approval or knowledge (her parents owned the land prior to her). Carbonneau stated that the property was conveyed to G. Guyette by a single perimeter description and that a plan approved by the Swanzey Planning Board on December 6, 1982 shows the property (now shown at Tax Map 9, Lot 7) as a single lot. Carbonneau informed G. Guyette that if she does have an issue with how her property is shown on the tax map, she should submit her concern in writing to the Board of Selectmen with appropriate documentation.

Hutwelker asked G. Guyette what she was requesting from the Board. G. Guyette stated that she is requesting variances in order to obtain a 3 lot subdivision from the Planning Board as depicted on a plan prepared by TW Flavin, Jr., LLC dated September 16, 2006. Carbonneau noted that two variances are required as the lot does not contain 3 acres of upland soils and does not have the required frontage for the district.

Board members and those present walked the property, noting proposed property lines, the wetlands area, the location of the present structure and the approximate location of the existing septic system. Guyette stated that she is trying to get in contact with a licensed septic

designer in order to determine if a septic system can be installed on each lot that meets Town regulations. In addition, the approximate locations of wells on the premises, as well as on abutting properties, were pointed out.

Carbonneau stated that it is not clear from Certified Wetlands Scientist Russell Huntley's report dated October 11, 2004 if he delineated wetlands on the entire parcel or only focused on the area to the south of the bank. G. Guyette stated that she had asked Huntley to determine the wetlands on the entire parcel and would confirm that he did so.

Site visit concluded at 11:00 a.m. Public hearing is continued without further notice to Monday, October 16, 2006 at 7:00 p.m.

Submitted by,

Sara H. Carbonneau
Town Planner