

**SWANZEY PLANNING BOARD MINUTES
OCTOBER 18, 2007**

[Note: Minutes are not final until reviewed and approved by the Board. Review and approval generally takes place at the next regularly scheduled meeting of the Board.]

The October 18, 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, Charles Beauregard, Sr., Victoria Barlow, Steve Russell, Selectmen's Representative Bruce Tatro (arrived at 7:30 p.m.) and alternates Jeanne Thieme and David Belletete. 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 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. PUBLIC HEARINGS –

1. Multi-Tenant Application – Nicholas Gladke wishes to use a portion of the premises situated at 117 Monadnock Highway for the retail sale of hot tubs. The property is shown at Tax Map 18, Lot 87 situated in the Business Zoning District. The property is owned by Faham Effendi. Motion by Russell to continue this matter to November 1, 2007 without further notice, as the applicant did not appear before the Board and there are questions regarding outstanding code issues. Seconded by Self. Vote: All in favor.

2. Subdivision Application – Irma L. Dunn wishes to subdivide Tax Map 63, Lot 8 into 2 lots. The subject premises are located off Winch Hill Road and situated in the Rural/Agricultural Zoning District. Tax Map 63, Lot 8 currently consists of 28.82 acres. The proposed lots will be 23.69 acres and 5.13 acres. Dunn was not present. Page suggested that the Board proceed with the public hearing, as he did not feel that there were any issues surrounding this application. No abutters were present. Public hearing opened.

Page noted that the subdivision met all of the zoning requirements. Russell questioned whether driveways could be constructed on the lots that met the driveway regulations. Carbonneau noted that the slopes on the front part of the property were less than 15%, for the most part. No state subdivision is required as the lots are in excess of 5 acres. Public hearing closed.

Motion by Barlow to grant the subdivision application. Seconded by Beauregard. Vote: All in favor.

B. DISCUSSIONS/OTHER BUSINESS –

1. Request for formal feedback re proposed back-up interest in a conservation easement to be placed on property owned by Kibler & Gill. Barlow briefly described the property. Barlow noted that the easement will be held by the Monadnock Conservancy and that the Town would hold the back-up interest. Barlow stated that the funds sought will be used for survey, legal and other transaction costs. Motion by Barlow to recommend that the Board of Selectmen release up to \$12,000.00 from the Conservation Land acquisition capital reserve fund to acquire the executory interest in a conservation easement to protect approximately 185 acres owned by the Kibler and Gill families in the Swanzey portion of the Perry Brook watershed. Seconded by Page. Vote: All in favor.

2. Discussion re 2008 zoning amendments. Carbonneau provided the Board with some draft language and ideas for 2008 zoning amendments. Carbonneau noted that FEMA/NH-OEP is requiring changes to the flood plain district in order to continue to participate in the National Flood Insurance Program.

Carbonneau also presented information regarding Section III-A (Building Regulations) noting that the State of New Hampshire has adopted both the IRC 2006 and the IBC 2006. Therefore, some of the existing provisions in Section III-A could be consolidated.

Carbonneau also suggested changes to the sign ordinance, as well as to the frontage requirements (excluding any land that is classified as wetlands and steep slopes from being considered frontage).

Carbonneau also proposed language as to what types of uses, structures, etc. could be included within a setback area. Page noted that the Board may want to reconsider the front setback requirements in the Business Zoning District (currently the setback is 75 feet or in line with the existing adjacent structures, which ever distance shall be lesser).

Carbonneau stated that the other major change proposed is to remove the cluster zoning provisions from the zoning ordinance. Carbonneau noted that it was the consensus of the group working on the Conservation Subdivision Regulations that this type of development should not be required to obtain a special exception in order to construct a Conservation Subdivision.

Page stated that the Board may want to address concerns raised in the past about the length of dead end streets. Board members asked Fire Inspector Fontaine to discuss this concern with fire department members.

Board members were asked to review the proposed amendments and to be prepared to discuss them in further detail at the next meeting. In addition, Board members were asked to contact Town Planner Carbonneau should they have other amendments they wished to have discussed.

3. Minutes from October 4, 2007. Self stated that the sentence on Page 3 beginning “The boundary line adjustment creates two lots each...” should be amended to read “The boundary line adjustment re-adjusts the property lines to result in two lots each consisting of approximately 1 acre, with the remaining property to become part of Map 41, Lot 1 (currently owned by Coughlins).” Motion by Beauregard to approve the minutes from October 4, 2007 as amended. Seconded by Self. Vote: All in favor.

Motion by Beauregard to adjourn. Seconded by Russell. Vote: All in favor. Meeting adjourned at 7:45 p.m.

Submitted by,

Sara H. Carbonneau
Town Planner