

SWANZEY PLANNING BOARD MINUTES
JUNE 10, 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, 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. Vote: All in favor.

A. PUBLIC HEARINGS –

1. Boundary Line Adjustment Application - between Tax Map 21, Lots 11, 11-3 & 11-5. Tax Map 21, Lots 11 & 11-5 are owned by Ronald & Elaine Bemis; Tax Map 21, Lot 11-3 is owned by Shawn & Rhonda Beal. The properties are situated off Oliver Hill Road and located in the Rural/Agricultural District. David Mann, LLS, appeared before the Board on behalf of the Applicants. No abutters were present. Public hearing opened. Mann reviewed the plan before the Board. Mann stated that a subdivision of the property was approved a few years ago; however, the subdivision did not take into account setbacks for an existing driveway or the fact that driveway encroached on the new lot. This boundary line adjustment remedies that situation. Mann stated that the acreages and road frontages all meet town requirements. Public hearing closed. Motion by Self to grant the boundary line adjustment. Seconded by Smith. Vote: All in favor

B. DISCUSSIONS/OTHER BUSINESS -

1. Request for Extension of Site Plan Approval - Pilgrim Pines requests an extension of site plan approval for property shown at Tax Map 46, Lots 6 and 16 located off West Shore Road. Site Plan Approval expires on July 16, 2010. Board members reviewed the

request for extension. Carbonneau noted that the summer camping program is getting underway at Camp Squanto and that the existing dining hall will be in service during the summer. Once the summer camp season is over, construction is planned to start on the new dining hall. Page noted that shoreland permits have been obtained from the State/DES, noting that took some time. Motion by Smith to grant an extension of site plan review approval to July 16, 2011. Seconded by Fuerderer. Vote: All in favor.

2. Correspondence from Board of Selectmen regarding RSA 674:41,I(d) and request to conduct a public hearing regarding the same. The Board reviewed the correspondence submitted by Brickstone Land Use Consultants and from the Board of Selectmen. Board members inquired as to why the applicant could not "simply seek a variance." Carbonneau stated that RSA 674:41 controls and noted that it is an instance of "state-wide zoning." Motion by Self that the Planning Board schedule a public hearing on July 8, 2010 with the intent to provide formal feedback to the Board of Selectmen regarding Brickstone's request. Seconded by Smith. Vote: All in favor.

3. Request for permission to operate a hot dog cart at Arnone's Fun Center. Board members reviewed a request submitted by Robert Symonds. The property is situated at 471 Old Homestead Highway, Tax map 34, Lot 32. Symonds provided the Board with information regarding the operation, as well as a site plan showing the location of the cart. Symonds stated that the cart is taken off site everyday. Motion by Self to approve the hot dog cart, subject to review and approval by the Fire Chief, Code Enforcement Officer and the Health Officer. Seconded by Fuerderer. Vote: All in favor.

4. Review and approval of minutes of May 27, 2010. Carlson stated that she did not second the Motion regarding the Gocht RSA 41:14-a matter. Fuerderer checked her notes from the last meeting and informed the Board that Thieme had seconded by Motion. Motion by Smith to approve the minutes from May 27, 2010 as amended, noting that Thieme seconded the motion on Gocht and not Carlson. Seconded by Fuerderer. Vote: All in favor.

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

Meeting adjourned at 7:35 p.m.

Submitted by,

Sara H. Carbonneau
Town Planner