

**SWANZEY PLANNING BOARD MINUTES
FEBRUARY 24, 2011**

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 Swanzeay Planning board was called to order at 7:00 p.m. by Chair Glenn Page. Members present: Glenn Page, Scott Self, Joe Smith, Jeff Goller, Jeanne Thieme and Selectmen's Representative Deb Davis. Town Planner Sara Carbonneau, Code Enforcement Officer James Weston and Director of Public Works Department Lee Dunham were also present. The agenda for the evening's meeting was read and the following matters were discussed:

Regional Impact: Board members considered whether any items on the agenda could "reasonably be construed as having the potential for regional impact." Motion by Thieme that no items on the agenda could reasonably be construed as having the potential for regional impact. Seconded by Goller. Vote: All in favor.

Carbonneau introduced Paula Miller of Partridgeberry Lane sitting in the audience. She is interested in being an alternate member for the Planning Board.

A. OTHER APPLICATIONS –

1. Free-Standing and Attached Sign Permit Applications - Rodney LeClair seeks permission to install a 32 s.f. free-standing sign and a 32 s.f. attached sign on property situated at 679 West Swanzeay Road, shown at Tax Map 73, Lot 13 and situated in the Business District. The property is owned by Scott & Jay MacPhail. Carbonneau informed the Board that there were sandwich signs along the breakdown lane that had not been approved. Applicant not present. No abutters present. Motion by Self to approve 32 s.f. free-standing sign and 32 s.f. attached sign on property upon removal of the other sandwich signs. Seconded by Thieme. Vote: All in favor.

2. Request for Extension of Subdivision Approval & Modification of Conditions - Edon Tap requests a one-year extension of the subdivision approval for property situated off Talbot Hill Road, shown at Tax Map 43, Lot 11. In addition, Edon Tap seeks modification of the following condition

of approval: "Receipt of Notice of Registration from the NH Attorney General's Office pursuant to the Land Sales Disclosure Act (RSA 356-A)." Representative Rob Hitchcock of SVE informed the Board that it was a condition that the Attorney General would not sign off until the town approves and the town won't approve without approval from the Attorney General. Carbonneau informed the Board that she would like to discuss this with town counsel first, getting their opinion and would like to defer this until the next meeting on March 10, 2011. Motion by Goller to table this request until next meeting of the Planning Board. Seconded by Smith. Vote: All in favor.

B. DISCUSSIONS/OTHER BUSINESS –

1. Review of revised Driveway Regulations. A few years ago Carbonneau, Dunham and other town representatives met with Southwest Region Planning Commission to review and discuss access management and ways that the Town could better preserve and protect the integrity of Town and State roads. J. B. Mack of Southwest Region Planning Commission was present and gave a presentation to the Board explaining what access management is. Proposed modifications to the existing driveway regulations were reviewed at length. Self suggested that residential (one & two-family dwellings) driveway regulations be separate from commercial regulations. Self felt that commercial regulations could be incorporated into the Site Plan Review Regulations.

Carbonneau noted that additional steps will include: adoption of a Memorandum of Understanding with NH-DOT and revisions to the Site Plan Review and Subdivision Regulations.

2. Other business as may be required.

- a.** Carbonneau reminded the Board of the upcoming town vote on March 8, 2011, as well as the need to fill the vacancies on the various Boards.
- b.** Board reviewed minutes of January 27, 2011. Motion by Self to approve minutes of January 27, 2011 as written. Seconded by Davis. Goller abstained.

Motion by Goller to adjourn. Seconded by Thieme. Vote: All in favor.

Meeting adjourned at 8:45 p.m.

Submitted by

Donna Munson
Recording Secretary