

**SWANZEY PLANNING BOARD MINUTES
SEPTEMBER 4, 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 regular meeting of the Swanze Planning Board was called to order at 7:00 p.m. by Chair Glenn Page. Members present: Glenn Page, Scott Self, June Fuerderer, Charles Beauregard, Sr., Selectmen's Representative Bruce Tatro and alternates David Belletete and Jeanne Thieme. Belletete was seated for Victoria Barlow; Thieme was seated for Steve Russell. 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 Beauregard. Vote: All in favor.

A. PUBLIC HEARINGS –

1. Multi-Tenant Application –Jaime Raynor wishes to use a portion of the premises situated at 217 Old Homestead Highway for a business consisting of energy therapy and life path discovery. The property is shown at Tax Map 36, Lot 8 situated in the Business Zoning District. The property is owned by Adrian G. Pinney. No one appeared before the Board on behalf of the applicant. No abutters were present. Public hearing opened.

Page reviewed the application, noting that the use of the premises appeared "straight-forward." Weston stated that he had previously spoken with the applicant and did not have concerns about the use of the premises. Carbonneau stated that the applicant does not desire a sign at the present time. 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. Seconded by Beauregard. Vote: All in favor.

2. Modification to Previously Approved Site Plan – Larry and Linda Cutter seek to modify a previously approved site plan to permit the construction of a 382 s.f. addition to the existing automotive garage for cold storage only. The property is situated at 655 West Swanzey Road and is shown at Tax Map 73, Lot 25 situated in the Business Zoning District. Larry Cutter appeared before the Board. No abutters were present. Public hearing opened.

Board members reviewed the site plan, noting that the proposed addition met all setback requirements and was of minimal size. Public hearing closed.

Motion by Belletete to grant the modification to the site plan, subject to review and approval by the Code Enforcement Officer and the Fire Inspector. Seconded by Thieme. Vote: All in favor.

B. OTHER APPLICATIONS – The following application is being reviewed for completeness only. Comments will be limited to the completeness of the application only.

1. Subdivision Application – Wayne P. Rogers wishes to subdivide Tax Map 31, Lot 8 into 2 lots. The subject premises are located on South Road and situated in the Residence Zoning District. Tax Map 31, Lot 8 currently consists of 6.61 acres. The proposed lots will be 1.36 acres and 5.25 acres. Wayne Rogers appeared before the Board. No abutters were present.

Rogers noted that he wishes to re-subdivide his property, following the same layout of the lots that existed prior to the time that he merged the lots earlier this year. Carbonneau noted that the State subdivision approval granted in 2002 (for the original subdivision of the property) continued to be in effect (per telephone conversation with Bill Evans at NH-DES). In addition, it was noted that the proposed new lot already has a State driveway permit in place.

Tatro expressed concern that the protective well radius does not show on the subdivision plat. Carbonneau stated that she has the prior State subdivision approval plan in her files and will make this available at the public hearing.

Motion by Self to accept the application as complete. Seconded by Belletete. Vote: All in favor.

C. DISCUSSIONS/OTHER BUSINESS –

1. Discussion with David Bergeron (from Brickstone Masons on behalf of Moore Nanotechnology) regarding wetlands application and proposed conservation easement. Bergeron stated that part of the wetlands mitigation proposal includes the conveyance of a conservation easement to the Town of a 15.0 +/- acre parcel.

Bergeron noted that the original mitigation proposal also included approximately \$10,000.00 for a natural resource inventory. However, Bergeron noted that since the Town is already undergoing a similar process with the Wildlife Action Plan work, that this portion of the mitigation proposal has been withdrawn.

Bergeron stated that the new mitigation proposal also includes a \$50,000.00 payment from Nanotechnology and the current property owners (in addition to the proposed conservation easement on the 15 +/- acre parcel) towards the Johnson farm project.

Motion by Self to recommend that the Town accept a conservation easement on the 15 +/- acre parcel being offered by Nanotechnology as part of the compensatory mitigation program. Seconded by Beauregard. Vote: All in favor.

2. 2009 Zoning Amendments – Board members discussed ideas for proposed zoning amendments. The list includes:

a. rezoning approximately 1900 feet from the southerly line of Page Court to the most southerly point of Map 19, Lot 102 from business district to industrial park district.

b. amend the business district to permit rental and function halls as an allowable use.

c. review Section III.P. (Elderly Housing provision) to determine if it is necessary or does the Town's multi-family regulations cover this area adequately.

d. review the shoreland protection district around Swanzey Lake (1000 feet) to determine what regulations are in force from 250 feet to 1000 feet.

3. Minutes from August 21, 2008 – Condition 2 on Page 3: change “created” to “crated.” Motion by Beauregard to approve the minutes from August 21, 2008 as amended. Seconded by Self. Vote: All in favor.

Motion by Beauregard to adjourn. Seconded by Self. Vote: All in favor.
Meeting adjourned at 8:30 p.m.

Submitted by,

Sara H. Carbonneau
Town Planner