

**SWANZEY PLANNING BOARD MINUTES  
DECEMBER 20, 2007**

**[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 December 20, 2007 meeting of the Swanzey Planning Board was called to order at 7:00 p.m. by Chair Glenn Page. Members present: Glenn Page, Steve Russell, June Fuerderer, Scott Self, Victoria Barlow, Selectmen's Representative Deb Davis and alternate David Osgood. Osgood was seated for Charles Beauregard, Sr. 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 Russell that no items on tonight's agenda could be reasonably construed as having the potential for regional impact. Seconded by Fuerderer. Vote: All in favor.

**A. PUBLIC HEARINGS –**

**1. Subdivision Application (Condominium)** – Bruce and Tracy Butler wish to convert the property situated at 120 Base Hill Road to the condominium form of ownership pursuant to RSA 356-B:5. The subject premises are located in the Business Zoning District and shown at Tax Map 52, Lot 12. Bruce and Tracy Butler appeared before the Board. No abutters were present. Public hearing opened.

Carbonneau stated that she has received the revised copy of the plan (showing the location of the septic system), together with revised copies of the Declaration of Condominium. Carbonneau noted that it appears that the changes requested by Town counsel have been made. However, Carbonneau stated that she has yet to receive confirmation from Town counsel that the documents meet with her approval. Board members had no further questions of the applicants. Public hearing closed.

Motion by Russell to grant the subdivision application (condominium) subject to final review and approval of the condominium

documents, including the condominium site plan, by Town counsel.  
Seconded by Barlow. Vote: All in favor.

## **B. DISCUSSIONS/OTHER BUSINESS –**

**1. Notice of Voluntary Merger** – Request by Wayne P. Rogers to merge Tax Map 31, Lot 8 and Tax Map 31, Lot 8-1 located off South Road. Motion by Self to authorized Chairman Page to sign the voluntary merger on behalf of the Planning Board. Seconded by Russell. Vote: All in favor.

**2. Free-Standing Sign Application** – E. Thomas Hastings requests permission to install a temporary free-standing sign (banner) consisting of 50 s.f. on property shown at Tax Map 18, Lot 65, located at 116 Monadnock Highway situated in the Business Zoning District. Board members reviewed the application, noting that the proposed banner was only temporary until a new sign is designed and installed. Motion by Russell to grant the sign permit application. Seconded by Osgood. Vote: All in favor.

**3. Proposed 2008 Zoning Amendments** – Board members reviewed the final version of the proposed 2008 zoning amendments and confirmed that the changes made at the December 6, 2007 public hearing have been incorporated into the final version to be included in the Town Warrant.

**4. Update re CDBG Application – Route 12 Swanzey Senior Housing Project** – Page updated the Board as to recent developments regarding this project, including the public hearing held on December 19.

**5. Accommodations** – Board members expressed their approval of the “new” chairs at the conference table.

**6. Minutes from December 6, 2007** – Motion by Fuerderer to approve the minutes from December 6, 2007 as submitted. Seconded by Russell. Vote: All in favor.

Motion by Osgood to adjourn. Seconded by Davis. Vote: All in favor.  
Meeting adjourned at 7:25 p.m.

Submitted by,

Sara H. Carbonneau  
Town Planner