

**SWANZEY PLANNING BOARD MINUTES  
APRIL 22, 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 Swanzeay Planning Board was called to order at 7:00 p.m. by Chair Glenn Page. Members present: Glenn Page, Scott Self, June Fuerderer and 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.

1. **Election** of alternate members. Carbonneau stated that there were no nominations submitted for the alternate member vacancies (terms to expire 2012 and 2013). She will re-post the alternate member vacancy notice for the end of May.
2. **Request for Lunch Wagon.** Robert Phelps requests to open a Lunch Wagon at Map 73, Lot 13 (679 West Swanzeay Road). Hours of operation would be 9:00 a.m. until 7:00 p.m. seven days a week from April 1<sup>st</sup> until December 26<sup>th</sup>. There will be 3 picnic tables, 1 awning separate from the wagon and parking enough for 20-30 spaces. Motion by Self to approve request for Lunch Wagon subject to inspection and approval by Code Enforcement Officer Weston, Fire Chief Skantze and the Health Officer/State approvals. Seconded by Fuerderer. Vote: All in favor.
3. **Request for Lunch Wagon.** Don Blake requests to open a Lunch Wagon at Map 72, Lot 85 (704 West Swanzeay Road). Page asked if this is the same proposal that the Board granted a few years ago. Blake stated that it was, with the exception of the type of lunch wagon. Blake stated that the hours of operation are the same as approved on August 2, 2007. Motion by Self to approve subject to inspection and approval by Code Enforcement Officer Weston, Fire Chief Skantze and the Health Officer/State approvals. Seconded by Fuerderer. Vote: All in favor.
4. **Request for Modification to Multi-Tenant Application.** Rod Leclair requests permission for outside sales/display/tent at 679 West Swanzeay Rd. Tax Map 73, Lot 13. Self asked if this would be taking any of the parking spaces. Leclair replied no. Carbonneau informed the Board that while a tent has been there for the past few months, she suggested that Chief Skantze conduct an inspection.

Motion by Fuerderer to approve request for outside sales, subject to review and approval by the Fire Chief. Seconded by Self. Vote: All in favor.

- 5. Request for Modification to Site Plan Approval and Issuance of Excavation Permit** submitted by P&H Sand and Gravel. Tax Map 86, Lot 1. Rob Hitchcock from SVE Associates informed the Board that P&H Sand and Gravel is being sold to Rob Mitchell of Mitchell Sand & Gravel, LLC. Mitchell plans on excavating a section approximately 10' deeper than is currently permitted. Carbonneau has drafted an Excavation Permit; the date of expiration of the permit has yet to be determined, but will be tied to the expiration of NH DES's alteration of terrain permit. According to Hitchcock, verbal approval from NH DES for the modification (to excavate deeper) has been made. Final approval will be issued upon payment of fees to NH DES. Motion by Self to approve modification to site plan. Seconded by Carlson. Vote: All in favor. Motion by Self to grant an Excavation Permit with expiration dates to coincide with the expiration date of the Alteration of Terrain Permit. Seconded by Carlson. Vote: All in favor.
- 6. Update** re: 85 Monadnock Highway. Tax Map 18, Lot 135 (change of business name – modification to signs). Erik Bergquist has taken over the business currently known as Swanzey Midway Auto & Accessories. The new name will be Erik's Import Autoworks. Carbonneau informed the Board that this is for informational purposes only; noting that it is important to have this information in the record when the applicant submits an application to the State for a licensed inspection station, etc. . Motion by Carlson to approve the modifications to the signs. Seconded by Fuerderer. Vote: All in favor.
- 7. Questions/Comments** re: Swanzey Rural Fire Water Resource Plan. Self commented that plans are not included to fix the dry hydrants in West Swanzey or the pump station. Self suggested that they should maintain the diesel pump at the Mill. Carbonneau informed the Board that if there are any additional comments to email her and she will forward them Chief Skantze.
- 8. Market Basket** – Request for modification regarding area for proposed future detached buildings. Carbonneau received an email from James Lamp, P. E. of J & Co. Engineering & Development Consultants requesting, on behalf of his clients, to construct an overflow parking field in the area of the proposed detached pharmacy due to the anticipation of the many customers upon the opening of the store. This proposed overflow parking area would be a gravel base with crushed stone overlay and they request it be allowed to remain in this condition until the store traffic evens out which they assume to be late summer to early fall. Carbonneau spoke with Lamp regarding revisiting this situation on October 14, 2010 after 4-5 months of use to determine if there is still a need for this overflow parking. Motion by Fuerderer to approve request for overflow parking at proposed future building site. Seconded by Self. Vote: All in favor.
- 9. Market Basket** – Educational site visit on April 29, 2010 at 4:00 p.m. Carbonneau requested a visit of the site so the Board can actually see how the "flat" paper plans translate to the field.

**10. Legal Update** – Motorsports Holdings, LLC v. Town of Tamworth. The Board reviewed an informational letter from Attorney Bradley pointing out that the Supreme Court has made a decision discussing at length that a planning board has to “adequately state grounds for disapproval which sufficiently apprises an applicant of the reasons for disapproval and enables a reviewing authority to hold the board accountable.”

**11. Notification pursuant to RSA 674:54** – Monadnock Regional Middle/High School wishes to build a scorer’s building on property shown at Tax Map 34, Lot 27 (Mt. Caesar School property). Bob Smith on behalf of the softball program wishes to construct a scorer’s building with the intent to install a public address system in the upper level. A small concession stand would be run out of the lower level. All expenses (\$3,200) would be paid from the softball fundraising account already on hand and this would be a school owned building. Page asked the Board if they felt there was a need to hold a public hearing regarding this. Motion by Self that a public hearing is not necessary. Seconded by Fuerderer. Vote: All in favor.

**12. Other Business as may be required.** Carbonneau informed the Board that Jeff Goller's landscape architecture class at KSC would be giving a presentation on May 5<sup>th</sup> at 4:00 p.m. regarding landscaping projects at 5 sites around town.

Review and approval of March 25<sup>th</sup> minutes. Fuerderer noted that the motion to appoint Thieme as OSC representative was made by Davis not David. In addition, Thieme term should be corrected from 2010 to 2012. Motion by Fuerderer to approve the minutes from March 25, 2010 as amended. Seconded by Self. Vote: All in favor.

Review and approval of minutes from March 23, 2010 was deferred until a quorum of members present at that meeting was present to review.

Motion by Fuerderer to adjourn. Seconded by Self. Vote: All in favor. Meeting adjourned at 7:55 p.m.

Submitted by,

Donna Munson  
Recording Secretary