

**SWANZEY PLANNING BOARD WORKGROUP MINUTES
JULY 21, 2009**

[Note: Minutes are not final until reviewed and approved by the Sub-Committee. Review and approval of minutes generally takes place at the next regularly scheduled meeting of the Board.]

Members present: Glenn Page, Greg Johnson, Nancy Carlson, Steve Russell, Deb Crowder and Bob Beauregard. Town Planner Sara Carbonneau was also present.

The group reviewed the map prepared by Dan Zeh regarding the commercial/industrial district, noting steep slopes, hydric soils, national wetlands inventory data and locations of existing businesses. The maps noted that Yale's holdings in Swanzev consist of 1733 acres, of which 580 acres are located in the Commercial/Industrial District. (The entire Commercial/Industrial District consists of 1,009 acres.) It was noted that there is approximately a 1 mile stretch along Route 10 that consists of unfragmented habitat (approximately 310 acres within the Commercial/Industrial district.

Crowder reported that she had discussed with both the Open Space Committee and the Conservation Commission the master planning concepts that had been previously floated by the Workgroup. In general, both groups acknowledge that it is important to balance opportunities for commercial/industrial development with protection of forests, wildlife corridors and other ecological attributes. The OSC and Con Com felt that commercial/industrial development between Matthews Road and Route 10 was a "good" location, due to the existing availability of infrastructure. In addition, the OSC and Con Com supported measures to protect the 1 mile stretch (approximate distance) of unfragmented land on both sides of Route 10 running from Ash Hill Road & Whittemore Farm Road (to the north) and Sawyer's Crossing Road (to the south).

Johnson was asked if the Economic Development Advisory Committee had made any determinations as to the amount of commercial/industrial land the town would need (looking at a 25 to 50 year projection). He stated that EDAC had not specifically made such a determination, but suggested that 3 more industrial park parcels (approximately 50 acres each) may be necessary. Johnson stated that the availability of water is a more important factor in

generating commercial development than sewer, noting that the fire chief has expressed concern about the lack of available water for fire protection.

Carbonneau suggested that the group categorize uses (permitted by right and permitted by special exception) in the following districts:

Commercial
Industrial
Industrial Park
Corporate Park
“Forest Protection District” (name of this district to be determined)

Carbonneau provided copies of Belmont’s table of uses as a guideline. Carbonneau will send an e-mail reminder to all of the group’s members. This information should be turned in a.s.a.p., in order to provide Carbonneau time to assemble the data.

In addition, the group felt that conversations with Yale University should occur fairly soon. The group is looking at inviting Yale to its September meeting.

Conceptual planning:

Industrial Park zone on east side of Route 10, encompassing Map 38, Lots 2, 3, 18, 4, 6 and 5. (Note: Lots 2, 3 and 18 are currently developed – Winchester Woods, Guyette’s Sales & Service and Fast Friends, respectively.) Lot 5 has a house on it and is owned by Yale. The total acreage of Lot 4, 5 and 6 is 293.43 acres.)

Currently lots 4, 5 and 6 are in the Commercial/Industrial, Rural/Agricultural and Residence districts. If the portions of lots 4, 5 and 6 that are situated in the Rural/Agricultural and Residence district are rezoned to Commercial/Industrial, it would add approximately 166 acres to the C/I zone.

If the portions of the properties within the 1 mile unfragmented zone are taken out of the C/I district, the C/I would be diminished by approximately 181 acres. Uses suggested for the 1 mile unfragmented zone include: forestry, limited recreational uses, etc.

Consideration of June’s minutes were deferred until the August meeting. The August meeting was scheduled for Tuesday, August 18, 2009 at 4:00 p.m.

Submitted by,

Sara H. Carbonneau
Town Planner