

**SWANZEY PLANNING BOARD  
SUB-COMMITTEE MEETING – ZONING DISTRICTS  
MAY 19, 2009**

[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 Sub-committee.]

Present: Planning Board members Glenn Page and Victoria Barlow.  
Others present: Dan Zeh, Deb Crowder, Greg Johnson, Bill Hutwelker and Bob Beauregard. Town Planner Sara Carbonneau was also present.

Carbonneau noted that the sub-committee has not adopted a formal structure for operation and/or review of minutes. Carbonneau suggested that the group may want to act on items by consensus. Barlow noted that the findings of this sub-committee would need to be ultimately approved by the Planning Board. Group members concurred that operating by consensus would be acceptable.

Carbonneau asked if there were any changes to the minutes from April 28, 2009. Johnson stated that he felt the minutes indicated that the group's members felt that any commercial/industrial development should be excluded from Yale Forest. Johnson felt that this was not an accurate representation of the group's position. Barlow stated that she had no objection to Johnson's position being included in the April 28<sup>th</sup> minutes, but noted that no decisions have been made nor have any recommendations been put forth yet.

Johnson also stated that he would like the April 28, 2009 minutes to reflect his suggestion that the group might want to consider separating commercial uses from industrial uses. It was decided by consensus to approve the minutes from April 28, 2009 with Johnson's suggestions/additions.

Zeh presented a map showing the property owned by Yale University, as well as other properties in the area. Carbonneau noted that Yale owns approximately 1,700 acres in Swanzey. Zeh noted that much of Yale's land is unfragmented and provides many opportunities for wildlife corridors and habitat. Zeh stated that Yale has little additional information on its website regarding the Yale Toumey Forest, other than

what is already available through GRANIT. In examining the map, members of the group observed that much of the Yale Toumey Forest with frontage on Route 10 appears to be limited for development by its slope and the presence of wetlands.

Group members discussed “amenities” required for industrial development. Those typically include 3-phase power, municipal water and sewer, a trained workforce, support services, and a political climate which encourages industrial development and minimizes/streamlines the permitting process. Johnson stated that while easy access to major road networks is needed for industrial development, industries do not typically require the visibility necessary for commercial/retail business establishments. Johnson also noted that properties that are “off the beaten path” (i.e., without frontage on a major road) also tend to be less costly.

Barlow questioned whether additional industrial space was needed (as the current industrial park property still has lots available). Beauregard suggested that the Town should plan ahead, providing for opportunities for industrial development and that more lots are necessary.

Committee members suggested that a potential site for an industrial park may be the northerly end of Yale’s property, on the east site of Route 10 near the Keene line. This property would have easy access to municipal water and sewer, three-phase power and close access to a major highway. Later in the meeting, Barlow questioned whether the City of Keene’s contention that Route 10 was sub-standard just north of the Swanzey line would have a potential impact on development along/off Route 10 in Swanzey. Crowder reminded the group that looking at other areas in Town (besides Yale’s property) for industrial development should be explored.

The group also discussed limitations to further development along Route 10. Page stated that just southerly from the Bardwell property, it would be necessary to construct a pump station in order to access the City of Keene’s wastewater treatment plant. It was also noted that connecting to Swanzey’s wastewater treatment plant would require a pump station. Prior to the group’s next meeting, Page will determine that general northerly range of the Swanzey sewer system and the general southerly range of the Keene sewer system.

In addition, prior to the next meeting, group members will review the commercial/industrial zoning district and determine what uses they feel are appropriate or not appropriate in that district and/or along Route 10.

Crowder volunteered to research various zoning options for protecting those areas of Yale forest that the group may determine are not appropriate for development. Crowder stressed that protecting Yale Toumey Forest of primary concern to her and is necessary to protect Swanzey's rural character.

Hutwelker stated that he had concerns about the group's discussions and whether the potential rezoning along Route 10 would constitute a taking. Hutwelker stated that it would be extremely important to involve Yale in these discussions.

Meeting adjourned at 5:45 p.m. Next meeting is scheduled for Tuesday, June 23, 2009 at 4:00 p.m. at Town Hall.

Submitted by,

Sara H. Carbonneau  
Town Planner

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