

SWANZEY PLANNING BOARD MINUTES
December 23, 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, Joe Smith. There was no Selectmen's Representative present. Town Planner Sara Carbonneau and Code Enforcement Officer James Weston were 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 Smith. Vote: All in favor.

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

1. Site Plan Review Application - Tasoulas RLP wishes to construct two three-unit buildings of multifamily housing on property situated off West Street and shown at Tax Map 81, Lot 7-1 situated in the Business District. No abutters were present. This has received Special Exception approval from the Zoning Board of Adjustment. The site plan layout was presented to the Board by James Phippard from Brickstone Land Use Consultants. John Tasoulas of Tasoulas RLP was also present. The project is proposed to be served by town sewer; water would be supplied by the West Swanzeay Water Company. Phippard also described the screening from adjacent properties, landscaping and other features of the project as indicated on the plans. There's a drainage and traffic report on file, as well as letters from the West Swanzeay Water Company and Sewer Commission stating they have the capacity to serve this project. J. Tasoulas shared photos of similar projects located on Pearl St. in

Keene. Motion by Fuerderer to accept application as complete. Seconded by Smith. Vote: All in favor.

B. DISCUSSIONS/OTHER BUSINESS –

1. Form of Ballot Questions for proposed zoning amendments. Carbonneau informed the Board that the full language of the proposed zoning amendments (approved at the December 9th meeting of the Board) is how these questions must be presented on the Town Warrant. However, the Ballot can summarize the warrant articles. The Warrant Articles (including the proposed zoning amendments) will likely be the subject of a Town newsletter/voter's guide to be issued prior to March 2011. Smith pointed out a typographical error in the ballot question for Amendment No. 2 (stating that there was a closed parenthesis, but no beginning one on the last sentence). Smith also pointed out that the word adopted in the ballot question for Amendment No. 3 should read "adoption." Motion by Smith to accept to accept the Ballot questions with amendments. Seconded by Self. Vote: All in favor.

2. 2010 Planning Board Report – Carbonneau informed the Board that Victoria Barlow needed to have this report back by January 10, 2011 with any comments the Board may have as it needed to be discussed at the deliberation session in February and voted on in March. Motion by Self to approve the 2010 Planning Board Report. Seconded by Fuerderer. Vote: All in favor.

3. Carbonneau informed the Board of an email she received from Town Administrator Beth Fox regarding a letter dated December 7, 2010 from the Southwest Region Planning Commission concerning the ten year transportation plan improvement projects. Board members suggested that the Board of Selectmen request that improvements be made to the intersection of Route 12 and Route 32 (even though it is located in Keene), as well as requesting that a roundabout be considered for the Route 32/Sawyer's Crossing Road intersection.

4. Review of Minutes of December 9, 2010 meeting. Motion by Fuerderer to approve minutes of December 9, 2010 as written. Seconded by Self. Vote: All in favor.

Motion by Self to adjourn. Seconded by Smith. Vote: All in favor. Meeting adjourned at 7:20 p.m.

Submitted by,

Donna Munson
Recording Secretary