

**SWANZEY PLANNING BOARD MINUTES
MAY 18, 2006**

[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 May 18, 2006 meeting of the Swanze Planning Board was called to order at 7:00 p.m. by Chair Glenn Page. Roll call: Glenn Page, Scott Self, June Fuerderer, Victoria Barlow and alternates Steve Russell (arriving at 7:15 p.m.), Jeanne Thieme and David Osgood. Thieme was seated for Richard Lane and Osgood was seated for Charles Beauregard, Sr. 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 Self 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. Site Plan Review Application – Rymes Propane & Oils, Inc. wishes to construct a 6,344 s.f. building for bulk storage, "covered fill and loan station" and "covered truck parking." The property is situated off Route 10 and Sawyer's Crossing Road and shown at Tax Map 55, Lots 2-1 and 2-2 situated in the Commercial/Industrial zoning District.

Board members acknowledged a request by the applicant's attorney for a continuance to June 15, 2006. Motion by Fuerderer to continue this matter without further notice to June 15, 2006 at 7:00 p.m. Seconded by Osgood. Vote: All in favor.

2. Boundary Line Adjustment Application – between Tax Map 70, Lot 31 and Tax Map 70, Lot 30. Tax Map 70, Lot 31 is owned by Billy & Margaret Phillips. Tax Map 70, Lot 30 is owned by William Glazier. The boundary line adjustment seeks to add a total of 0.80 acres to Map 70, Lot 31. The properties are situated off Kempton Road and located in the Business Zoning District. Billy Phillips was present. No abutters were present. Public hearing opened.

Page reviewed the plan, noting that each lot would have at least 1 dry acre. It was also noted that there would be no change to road frontage. Public hearing closed.

Motion by Self to grant the boundary line adjustment. Seconded by Fuerderer. Vote: All in favor.

B. OTHER APPLICATIONS – The following applications are being reviewed for completeness only. Comments will be limited to the completeness of the applications only.

1. Subdivision Application – Jenette Boes wishes to subdivide Tax Map 30, Lot 6 into 2 lots. The subject premises are located on Route 32 and Goodell Avenue and situated in the Residence Zoning District. Tax Map 30, Lot 6 currently consists of 16.43 acres. The proposed lots will be 7.15 acres and 9.28 acres. Karl Boes appeared before the Board. No abutters were present.

Boes stated that one lot of the proposed subdivision will have access off of Goodell Avenue and the other lot will have access off of Route 32. DOT-District IV has already issued a driveway permit for the lot off of Route 32.

It was noted that the soils are 26A (Windsor loamy fine sand, 0 to 3% slopes) and 26B (Windsor loamy fine sand, 3 to 8% slopes).

State subdivision approval will not be required as the lots are in excess of 5 acres.

Motion by Self to accept the application as being complete. Seconded by Fuerderer. Vote: All in favor.

C. DISCUSSIONS –

1. Arrowcrest Plan Review (Tax Map 20, Lot 153). Discussion deferred to a later date at the request of the applicant.

2. Koch Condominium Documents. Carbonneau informed Board members that the Forest View Estates condominium documents are available for review in her office. Carbonneau will make photocopies for Board members upon request.

3. Reminder re joint meeting to be held on May 22, 2006 at 5 p.m. (commencing with a site visit at Carroll Concrete).

4. Modifications to Site Plan Review Regulations. Page stated that he felt that the Board should consider modifications to the site plan review regulations to require elevation drawings, color schemes, architectural design information, etc. Carbonneau will begin researching what other communities have adopted.

5. Minutes of May 4, 2006. Carbonneau stated that the Minutes of May 4, 2006 are not yet available.

Motion by Self to adjourn. Seconded by Osgood. Vote: All in favor. Meeting adjourned at 7:45 p.m.

Submitted by,

Sara H. Carbonneau
Town Planner