

**SWANZEY PLANNING BOARD MINUTES
FEBRUARY 15, 2007**

[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 February 15, 2007 meeting of the Swanzey Planning Board was called to order at 7:00 p.m. by Chair Glenn Page. Members present: Glenn Page, Scott Self, Victoria Barlow, Selectmen's Representative Deb Davis and alternates Jeanne Thieme and Steve Russell. Thieme was seated for Dick Lane; Russell was seated for June Fuerderer. Town Planner Sara Carbonneau was also present. The agenda for the evening's meeting was read and the following matters were addressed:

A. PUBLIC HEARINGS –

1. Home Occupation Application – Christopher Ballas wishes to utilize his property for a home occupation consisting of a machine shop for all types of motor and motor related parts, including cleaning, rebuilding, fabricating and selling parts. The property is situated at 58 Westbrook Court, situated in the Rural/Agricultural Zoning District, shown at Tax Map 27, Lot 9. Chris Ballas appeared before the Board. Abutting property owner Robert Ballou was also present. Public hearing opened.

Ballas stated that the home occupation will be based out of his existing garage. Ballas stated that the home occupation is a "light machine shop operation," that cleans, fabricates, resurfaces and welds parts. Parts will, typically, be dropped off by the customer and Ballas will deliver the parts back to the customer. There will be no outside storage of parts or vehicles. Ballas did note that there are a couple of engines currently behind the garage, but these will eventually be moved inside.

Ballas stated that he will be doing some welding with an oxyacetylene torch. Ballas also noted that parts will be cleaned with a "jet wash" (similar to a large dishwasher) that contains waste that will be removed once a year and disposed of via a company in Massachusetts. Ballas was reminded that any approval would be made subject to review and approval by the Code Enforcement Officer and the Fire Inspector.

Abutting property owner Robert Ballou stated that he was aware of what Ballas proposes to do on the property and that he has no objection.

He stated that he feels that Ballas is a good neighbor. Public hearing closed.

Motion by Self to grant the home occupation, subject to review and approval by the Code Enforcement Officer and the Fire Inspector. Seconded by Davis. Vote: All in favor.

2. Boundary Line Adjustment between Tax Map 19, Lots 76 & 97-5. Tax Map 19, Lot 76 is owned by Martin A. Ray. Tax Map 19, Lot 97-5 is owned by 234 Old Homestead Highway Realty, LLC. The boundary line adjustment seeks to add a total of 0.20 acres to Map 19, Lot 76. The properties are situated off Wilson Pond Road and located in the Residence & Industrial Park Zoning Districts. Martin Ray and Robin Freiman from SVE Associates appeared before the Board. No abutters were present. Page steps down from the table due to a conflict of interest. Self assumes the position of Chair. Public hearing opened.

Freiman reviewed the boundary line adjustment plat before the Board. Ray stated that he owns two properties on the easterly side of Wilson Pond Road (Tax Map 19, Lot 76 and Tax Map 19, Lot 60) and that he wanted to add the parcel that is the subject to the boundary line adjustment application to Map 19, Lot 76, as that is the parcel that is not subject to a mortgage.

Carbonneau reminded the Board that the boundary line adjustment approval should not become final until the boundary line adjustment deed is tendered for recording at the same time with the plan. Public hearing closed.

Motion by Barlow to grant the boundary line adjustment subject to the following condition: "The boundary line adjustment approval will not be final until the signed deed conveying the property to Martin A. Ray has been conveyed to the Town for recording, together with the appropriate recording fees for recording the deed. This deed must include language that the parcel conveyed will become part of Tax Map 19, Lot 76." Seconded by Russell. Vote: All in favor.

Page resumes his seat at the table as Chair.

3. Subdivision Application – Marty Reyes wishes to subdivide Tax Map 43, Lot 11 into 25 lots. The subject premises are located off Talbot Hill Road and situated in the Rural/Agricultural Zoning District. Tax Map 43, Lot 11 currently consists of 213 acres. The property is owned by Mirle Cross.

Carbonneau informed the Board that the Applicant has requested a continuance to March 1, 2007, as they are still awaiting information from Underwood Engineering. Motion by Barlow to continue the public hearing on this matter to March 1, 2007 at 7:00 p.m. Seconded by Davis. Vote: All in favor.

4. Application for Boundary Line Adjustment between Tax Map 18, Lots 90 and 91. Tax Map 18, Lot 90 is owned by Margaret M. Liberge & Marcia L. Lehto. Tax Map 18, Lot 91 is owned by Avis C. & Seth W. Fisk, Jr., Trust. The boundary line adjustment seeks to add a total of 14,598 s.f. to Map 18, Lot 91. The properties are situated off Pasture Road and located in the Business and Residence Zoning Districts. Carbonneau informed the Board that this application has been withdrawn at the request of the applicant, Seth Fisk.

B. OTHER BUSINESS/DISCUSSIONS –

1. Notice of Voluntary Merger – Board members considered a request for voluntary merger of lots pursuant to RSA 674:39-a from Stephen T. Pappas and Joan E. Pappas. The merger would merge Tax Map 72, Lot 51 and Tax Map 72, Lot 51-2, with the resulting lot to be known as Tax Map 72, Lot 51. Motion by Barlow to approve the voluntary merger. Seconded by Russell. Vote: All in favor.

2. Update re commercial building projects. Weston provided Board members with an update regarding commercial building projects.

3. ZBA Site Visit – Carbonneau informed the Board that the ZBA will be conducting a site visit on Saturday, March 17, 2007 at property shown at Tax Map 41, Lots 9-2 and 9-3.

4. Minutes from February 1, 2007 and January 18, 2007. Motion by Barlow to approve the minutes from February 1, 2007 and January 18, 2007 as submitted. Seconded by Self. Vote: All in favor.

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

Submitted by,

Sara H. Carbonneau
Town Planner