

**SWANZEY PLANNING BOARD MINUTES
MAY 15, 2008**

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, Victoria Barlow, Steve Russell, Selectmen's Representative Nancy Carlson and alternates David Belletete and Jeanne Thieme. Thieme was seated for Charles Beauregard, Sr. Town Planner Sara Carbonneau was 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 reasonable be construed as having the potential for regional impact. Seconded by Self. Vote: All in favor.

A. PUBLIC HEARINGS –

1. Home Occupation Application – Elvia LeClair and Ryan LeClair wish to utilize the property situated at 54 California Brook Road for a home occupation consisting of the breeding and sale of ragdoll cats (4 females; 1 male). The property is situated in the Rural/Agricultural Zoning District, shown at Tax Map 73, Lot 18-1. Elvia LeClair appeared before the Board. No abutters were present. Public hearing opened.

LeClair stated that she anticipates the cats having 4 to 8 litters per year, with an estimated high number of kittens at 7 to 10 per litter. It is possible that the maximum number of kittens for sale over a year could be 80. LeClair stated that the cats are strictly housed indoors and they would not be kenneled outside. LeClair stated that the business would be conducted entirely within her home. LeClair noted that she would typically have customers lined up to purchase the kittens prior to their birth. It was noted that the cat litter would be disposed of in the dumpster. Public hearing closed.

Motion by Self to grant the home occupation application subject to review and approval by the Fire Inspector and the Code Enforcement Officer and subject to the condition imposed by the Board of Selectmen on April 30, 2008 that "the business area, including the office, is restricted to 10% of the

gross floor area of the dwelling unit, up to a maximum of 300 square feet.”
Seconded by Russell. Vote: All in favor.

B. OTHER APPLICATIONS –

1. Renewal of Excavation Permit – South Branch Group requests renewal of its excavation permit for the borrow pit, shown at Tax Map 24, Lot 58, situated in the Residence Zoning District. Steve Bedaw appeared before the Board on behalf of South Branch Group.

Board members reviewed a memorandum from Code Enforcement Officer Weston detailing findings from a site visit conducted on May 14, 2008. Weston’s report noted that a large pile of debris was found on the property which included pressure treated lumber, metal, tires and various playground parts and pieces. Bedaw stated that he and his partner (Linwood Patnode) were unaware that this debris had been dumped on the property. Bedaw noted that Patnode’s company had assisted in the demolition of the Mt. Caesar School playground, but was not responsible for the disposal of the materials. Bedaw stated that he is investigating how the material ended up there and will take steps to ensure that the material is removed.

Bedaw stated that he anticipates another 2 years of work being conducted at the pit, noting that the work is currently at 90% completion status. Carbonneau noted that the required updates to NH-DES for the site specific permit have been submitted.

Self moved that the excavation permit be issued (with an expiration date of May 15, 2010) subject to the condition that playground debris is removed no later than June 15, 2008 and a written statement be provided to the Board providing evidence that the debris was disposed of in accordance with NH-DES regulations. Seconded by Barlow. Vote: All in favor.

2. Renewal of Excavation Permit – South Branch Group requests renewal of its excavation permit for the Kempton Road pit, shown at Tax Map 86, Lots 2 & 3, situated in the Rural/Agricultural Zoning District. Steve Bedaw appeared before the Board on behalf of South Branch Group.

Board members reviewed a memorandum from Code Enforcement Officer Weston detailing findings from a site visit conducted on May 14, 2008. Weston noted that there is an unresolved issue with NH-DES regarding a brook/wetlands violation. Bedaw stated that they will be meeting with NH-DES next week to seek a resolution to this issue.

Motion by Self to continue consideration of the excavation permit renewal to the next meeting of the Planning Board scheduled for June 5, 2008 at 7:00 p.m. in order to receive an update from NH-DES regarding the wetlands violation. Seconded by Fuerderer. Vote: All in favor.

3. Free-Standing Sign Permit Application - Hastings Dental Health wishes to install a free-standing sign consisting of 78 s.f. on property situated at 116 Monadnock Highway, Tax Map 18, Lot 65 situated in the

Business Zoning District. The applicant wishes to utilize the existing sign standards.

Board members reviewed the application. It was noted that the existing sign background and standards would be used. Motion by Barlow to approve the sign permit application. Seconded by Russell. Vote: All in favor.

4. Free-Standing and Attached Sign Permit Applications – David Mason wishes to install a free-standing sign consisting of 32 s.f. (utilizing the existing sign standards) and an attached sign consisting of 36 s.f. The property is situated at 209 Monadnock Highway and shown at Tax Map 19, Lot 65 situated in the Business Zoning District.

Board members reviewed the sign applications. It was noted that the free-standing sign would replace the existing Yankee Sign.

Motion by Russell to approve both sign permit applications. Seconded by Thieme. Vote: All in favor.

5. Free-Standing Sign Permit Application – Toyota of Keene wishes to install a free-standing sign consisting of 36.29 s.f. (replacing two existing signs). The property is situated at 591 Monadnock Highway, shown at Tax Map 3, Lot 44 situated in the Business Zoning District.

Board members reviewed the sign applications. It was noted that the removal of two existing signs substantially reduces the total square footage of signage on the lot.

Motion by Self to approve the free-standing sign permit application. Seconded by Carlson. Vote: All in favor.

C. DISCUSSIONS/OTHER BUSINESS –

1. Minutes from May 1, 2008. Barlow proposed that the minutes of May 1, 2008 be amended as follows: Add the following to Page 3, 2nd paragraph – “In addition to Fontaine giving his professional opinion, DPW Director Dunham stated that gates impede snow removal, a create a hardship for plow drivers.” Motion by Barlow to approve the minutes from May 1, 2008 as amended. Seconded by Fuerderer. Vote: All in favor.

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

Submitted by,

Sara H. Carbonneau
Town Planner