

**SWANZEY PLANNING BOARD MINUTES
JANUARY 27, 2011**

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 Swanzev 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, and Selectmen's Representative Deb Davis. 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 discussed:

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. PUBLIC HEARINGS –

1. Multi-Tenant Application - Roger Maxwell, on behalf of Emmanuel Baptist Church, wishes to use the building situated at 49 Old Homestead Highway for a religious facility. The property is shown at Tax Map 37, Lot 32 situated in the Business District. The property is owned by Mary & Arnold Johnson. Continued from January 13, 2011. Roger Maxwell appeared before the Board. No abutters were present. Public hearing opened. The Board reviewed the revised plans. Chief Busick emailed Carbonneau stating that he feels Pastor Maxwell has done as much as they can with the site and has no further objections. CEO Weston stated that he had viewed the property a few weeks ago and has no comments or concerns. Carbonneau made note that only Chief Busick responded with comment to the revised parking plan. Public hearing closed. Motion by Self to approve Multi-Tenant Application. Seconded by Fuerderer. Vote: All in favor.

2. Multi-Tenant Application - Dorene Adams wishes to use a portion of the premises situated at 125 Old Homestead Highway for a moving business and used furniture store. The property is shown at Tax Map 37,

Lot 4 situated in the Business District. The property is owned by Shakour Diversified, Inc. Applicant was not present. Page asked for a motion to proceed. Motion by Self to proceed. Seconded by Davis. Vote: All in favor. Public hearing opened. Davis questioned if there was going to be a sign. Carbonneau informed the Board that the applicant had not yet submitted a sign application. CEO Weston stated that he had not inspected the building recently. Public hearing closed. Motion by Self to approve Multi-Tenant Application subject to review and approval by Code Enforcement Officer. Seconded by Smith. Davis asked for clarification on the motion. Self stated that it was for both the parking of the trucks for the moving business, as well as the retail operation (limit of 3 days per week for the retail operation unless another application is submitted). Vote: All in favor.

B. DISCUSSIONS/OTHER BUSINESS –

1. The Board reviewed the minutes of the January 13, 2011 meeting. Second paragraph of A.2 to read “Maxwell explained that they have signed a 12 month lease on the property”. Motion by Self to approve minutes of January 13, 2011 as corrected. Seconded by Fuerderer. Vote: All in favor.

2. Carbonneau informed the Board of a non-profit organization called Plan NH (which consists of a group of various professionals such as planners, realtors, contractors, architects, civil engineers, etc.) is seeking applications for its 2011 charrettes. Essentially, Plan NH works with towns, brainstorming ways to improve sections of their communities.

Carbonneau stated that over 10 years ago an application was submitted for revitalization of Whitcomb Hall, but Plan NH did not accept the application. Carbonneau felt that perhaps this time an application could be submitted for West Swanzey Village (expanding on the previous application) by drawing in the work completed in the river, the bridge, the Economic Revitalization Zone, etc. The Plan NH charrette takes about one and one half days and is held either in late the Spring or early Fall. Carbonneau went on to state that there would need to be community involvement and this would also need the support of the community and Town boards. Carbonneau asked the Board if they had any suggestions regarding this idea or if they had any other suggestions for a Plan NH application.

Carbonneau noted that there was a \$5,000.00 Town contribution in the event that the Town's application was accepted by Plan NH for the costs of materials, final report preparation, etc. Davis stated that if the town decided to go forward with the application, she was concerned as to where would the funds come from. Carbonneau suggested that there may be limited town funds available, but also noted that additional funds could perhaps be raised through fund raising and donations.

Self replied that he felt it was a waste of time and money and the community is already aware of the issues.

3. Carbonneau reminded the board of the Deliberative Session on February 8th at 7 p.m. at the MRHS Auditorium. She also stated that the Board has three alternate positions to fill, so if anyone knows of anyone who may be interested in serving, to please have them contact her.

Motion by Fuerderer to adjourn. Seconded by Smith. Vote: All in favor.

Meeting adjourned at 7:30 p.m.

Submitted by,

Donna Munson
Recording Secretary