

Swanzey Planning Board Minutes
April 6, 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 regular 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, June Fuerderer, Dick Lane, Victoria Barlow, Charles R. Beauregard, Sr. and Selectmen's ex-officio member Francis W. Faulkner, Jr. Chairman Page announced to those present, that due to staff illness, action on many of the items on agenda would be deferred to a special board meeting scheduled the following Thursday, April 13th. The agenda for the evening's meeting was read with the Chair advising those present that the hearings scheduled for the following matters would be conducted this evening: Multi-tenant application, Christopher Demond – Tax Map 71 Lot 7, Multi-tenant application, Bruce & Lisa Davis – Tax Map 18 Lot 69, Multi-tenant application Jonathan Smolin – Tax Map 71 Lot 11, Modification of Previously Approved Site Plan, Robert & Shelley Secord – Tax Map 71 Lot 11. Hearings scheduled for the balance of the evening's agenda items will be opened for the purpose of continuing them until the 13th of April at 7 p.m. Action on all discussion items scheduled, excluding the request for extension of subdivision approval (condominium conversion) for Tax Map 45 Lot 16, will be deferred to the 13th of April at 7 p.m. as well.

A. PUBLIC HEARINGS -

1. Multi-tenant application – Christopher DeMond (the applicant) wishes to use a portion of the premises situated at 876-880 West Swanzey Road situated in the Business Zoning District (Tax Map 71 Lot 7) for a business considering of the sales and repair of mini-bikes and sales of related accessories. The property is owned by Nickate Property, LLC. The applicant was present. Public hearing opened.

The chair reviewed the information contained in the application submitted. The business is currently located at the north entrance to Pine Grove Manufactured Home Park and wishes to re-locate its operations north on Route 10 to the location proposed which use to house Brian's Auction Barn. The applicant was advised that contact would need to be made with NHDOT to obtain their approval of the "change in use" of the curb cut. The applicant advised he intended to store most of his inventory in the building but would have a product display area in front of the building during business hours. There would be no storage of product out front. Used products, being sold for customers or taken in trade, will be stored outside after hours though. The board voted, on motion of Richard Lane seconded by another member, to approve the multi-tenant

application subject to the condition that there be no storage of products in front of the buildings, DOT curb cut approval be obtained for the change of use, and subject to review and approval by the Code Enforcement Officer and the Fire Inspector. Vote: All in favor.

2. Multi-tenant application – Lisa & Bruce Davis wish to use a portion of the premises situated at 140 Monadnock Highway for retail sales of body jewelry and accessories and body piercing. The property (Tax Map 18 Lot 69) is situated in the business zoning district and owned by Kenneth Bergeron. Mr. & Mrs. Davis were present. The chair reviewed the application materials submitted and copies of the application were distributed to board members. The board voted, on motion of Faulkner seconded by Self, to approve the multi-tenant application subject to review and approval by the Code Enforcement Officer and the Fire Inspector. Vote: All in favor.

3. Multi-tenant application – Jonathan Smolin wishes to use a portion of the premises situated at 919 West Swanzey Road for a tanning and fitness club. The property (Tax Map 71 Lot 11) is situated in the business zoning district and owned by Robert & Shelley Secord. The applicant, Mr. Smolin, did not appear before the board. The chair reviewed the materials contained in the application packet. The property owner, Mr. Secord, addressed the application on his behalf. He advised that no changes were required to the building but that tanning booths would be installed and fitness equipment brought in. There will also be a change on the sign face adding the new business. The board voted to approve the multi-tenant application subject to review and approval by the Code Enforcement Officer and Fire Inspector. Vote: All in favor.

4. Modification of Previously Approved Site Plan – Robert & Shelley Secord seek modification of a previously approved site plan for property situated at 919 West Swanzey Road (Tax Map 71 Lot 11) located in the Business Zoning District to allow additional parking to be constructed to the rear of the building. Mr. Secord reviewed for the board his plans to excavate along the rear of his building to allow for construction of angled parking. Entrance to the parking area would be one way from the north and exit from area one way to the south of the building. He will not be modifying the existing driveway accesses to the rear of the building. The lot to be constructed will be gravel and he requested a waiver of landscaping requirements on the rear of the building advising board members he planned to bark mulch the slope after excavation. The board voted to approve modification of the site plan as shown on the plans submitted subject to review and approval by the Code Enforcement Officer and Fire Inspector. Vote: All in favor.

5. Subdivision Application – Broadvest Properties, Inc. wishes to subdivide Tax Map 20, Lot 153 into 18 lots. The subject premises are located off Arrowcrest Drive and situated in the Business Zoning District. Tax Map 20, Lot 153 currently consists of 33.647 acres. Upon a motion that was duly seconded, the Board unanimously voted to continue this matter to April 13, 2006 at 7:00 p.m. without further notice.

6. Subdivision Approval Modification – Douglas Croteau seeks to remove a condition placed on Tax Map 33, Lot 24 stating that no residential building can be erected on the property. The subject premises are located on Route 32 and situated in the Residence Zoning District. The property is currently owned by Gerald A. Bell. Upon a motion that was duly seconded, the Board unanimously voted to continue this matter to April 13, 2006 at 7:00 p.m. without further notice.

B. OTHER APPLICATIONS –

1. Free-Standing Sign Application – Cheshire Family Funeral Home wishes to install a free-standing sign consisting of 18 square feet on existing sign standards. The property is situated at 46 South Winchester Street, Tax Map 72, Lot 34. Upon a motion that was duly seconded, the Board unanimously voted to continue this matter to April 13, 2006 at 7:00 p.m. without further notice.

2. Free-Standing Sign Application - Keene Signworx, agent on behalf of Robert Furlone, wishes to install a free-standing sign consisting of a main sign of 20 s.f. and ladder panels each being 4.3 s.f. each, on property situated at 265 Old Homestead Highway, shown at Tax Map 36, Lot 5 situated in the Business Zoning District. Upon a motion that was duly seconded, the Board unanimously voted to continue this matter to April 13, 2006 at 7:00 p.m. without further notice.

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

3. Site Plan Review Application - Rymes Propane & Oils, Inc. wishes to construct a 6,344 s.f. building for bulk storage, “covered fill and load 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. Upon a motion that was duly seconded, the Board unanimously voted to continue this matter to April 13, 2006 at 7:00 p.m. without further notice.

4. Site Plan Review Application – Larry & Linda Cutter wish to construct a 1,152 s.f. building for an auto repair, inspection, service and sales business. The property is situated in the Business and Commercial/Industrial Zoning Districts and shown at Tax Map 73, Lot 25. The property is located at 657 West Swanzey Road and is owned by Theresa M. Kellogg. Upon a motion that was duly seconded, the Board unanimously voted to continue this matter to April 13, 2006 at 7:00 p.m. without further notice.

5. Subdivision Application and Boundary Line Adjustment – Larry Koch, Sr. wishes to subdivide Tax Map 79, Lot 6-2 into 2 lots and to adjust the boundary between Tax Map 79, Lot 6-2 and Lot 6-3. The subject premises are located off California Brook Road and situated in the Rural/Agricultural Zoning District. Lot 6-2 and 6-4 will each be 5.06 acres; lot 6-3 will remain in excess of 60 +/- acres. Upon a motion that was duly seconded, the Board unanimously voted to continue this matter to April 13, 2006 at 7:00 p.m. with further notice.

C. OTHER BUSINESS.

1. Request for Extension of Subdivision Approval (Condominium Conversion) Swanzey Lake Campground, Tax Map 45 Lot 16. The board approved a request for Attorney Thomas Hanna voting to extend the subdivision approval granted in April of 2005 an additional year to: April 21, 2007. Vote: All in favor.

2. Minutes of Meeting of March 16, 2006. The board reviewed and approved the minutes of their meeting of March 16, 2006 with an amendment to the first paragraph - second sentence of page 3, which was amended to read "The building would have electricity and may have heat." Vote: All in favor.

3. Town Meeting 2006. Board member Charlie Beauregard expressed concern about how the ballot for Amendment #8 may have appeared and was unhappy that the board's recommendation not to pass was not more prominent. How the question appeared on the sample ballots was discussed. The actual ballots are currently sealed and not available for review.

4. Rollingwood Park. Bruce Bohannon asked a question about a public trail that he had been advised was part of the development. He was referred to the tax maps which indicate public space through the center of the development.

5. Emergency Management. Bruce Bohannon advised board members of Vermont Yankee's plans to conduct a reverse 9-1-1 demonstration on April 18th at 12:30 p.m. asking anyone who received a call during the test to let him know.

6. Election of officers and appointment of alternate members. Deferred until the April 13, 2006 meeting.

7. Discussion with Kevin Thatcher regarding correspondence from DOT-District IV and revisions to Kia of Keene Site Plan. The property is situated at 119 Monadnock Highway, shown at Tax Map 38, Lot 87-2. Deferred until the April 13, 2006 meeting.

8. Letter from Jon Plankey dated March 24, 2006 regarding internal move of business within Hidden Springs Mall, 140 Monadnock Highway, Tax Map 18, Lot 69. Deferred until the April 13, 2006 meeting.

Meeting adjourned at 7:40 p.m.

Submitted by,

Elizabeth A. Fox
Town Administrator