

**SWANZEY PLANNING BOARD MINUTES
SEPTEMBER 21, 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 September 21, 2006 meeting of the Swanzey Planning Board was called to order at 7:00 p.m. by Chair Glenn Page. Members present: Glenn Page, June Fuerderer, Charles Beauregard, Sr. (arriving at 7:05 p.m.), Scott Self, Richard Lane, Victoria Barlow and alternates Jeanne Thieme and David Osgood. Osgood was seated for Beauregard. Town Planner Sara Carbonneau was also present. The agenda for the evening's meeting was read and the following matters were addressed:

Regional Impact – It was noted that there are no new items on tonight's agenda. A determination that none of the following items have the potential for regional impact was made at the September 7, 2006 meeting of the Board.

A. PUBLIC HEARINGS –

1. Subdivision Application - Robyn Lane Romano wishes to subdivide Tax Map 13, Lot 7 into 2 lots. The subject premises are located on CL Lane and situated in the Rural/Agricultural Zoning District. Tax Map 13, Lot 7 currently consists of 10.91 acres. The proposed lots will be 3.48 acres and 7.43 acres.

Carbonneau stated that she had received a request from Romano to continue this matter to October 19, 2006, as she needs to obtain relief from the Zoning Board. Motion by Fuerderer to continue this matter to October 19, 2006 at 7:00 p.m. without further notice. Seconded by Self. Vote: All in favor.

2. Site Plan Review Application - David Bergeron, agent on behalf of Furlone, LLC, wishes to construct a 5,000 s.f. (footprint) building to be offered for lease and will provide office and warehouse space. The property is situated at 265 Old Homestead Highway and shown at Tax Map 36, Lot 5 situated in the Business Zoning District. David Bergeron from Brickstone Masons and Robert Furlone appeared before the Board on behalf of the applicant. Also present were Al Powers from Powers'

Generator Service, the potential tenant. No abutters were present. Public hearing opened.

Bergeron reviewed the plans before the Board. It was noted that the plans included minor modifications to reflect the needs of the potential tenant, Powers' Generator Service. Bergeron stated that the building will be 5,000 s.f. and served by municipal water and sewer. Bergeron noted that the number of parking spaces (17) was calculated on the square footage of the office space and the number of employees in the warehouse area (this information is detailed on the plan sets). In addition, there will be two loading docks and a drive-in entrance with an overhead door.

Screening of the property from abutting residential uses was discussed. It was noted that the property to the south (Gaillardtz) has an existing and substantial evergreen buffer. Bergeron also reviewed the landscaping proposed.

Drainage was reviewed. It was noted that the retention pond is approximately 30 feet from the edge of the wetlands area. Bergeron noted that the retention pond is designed to handle the typical storm.

Use of the property was described by Al Powers. Powers stated that there will probably be a UPS delivery every day and approximately 1 tractor-trailer delivery per week. Powers stated that not much work is done on the premises, as most of the work occurs in the customers' homes or businesses.

Interested citizen Grace Lilly inquired about the landscaping, expressing concern that *Rugosa Rose* is now being considered for inclusion on the invasive species list. Bergeron stated that he would follow up on this and if it is, in fact, going to be listed it will not be used. Public hearing closed.

Motion by Self to grant the site plan review application subject to review and approval by the Code Enforcement Officer and the Fire Inspector. Seconded by Fuerderer. Vote: All in favor.

Beauregard assumes his seat on the Board. Osgood is unseated.

3. Subdivision Application – Don Bedaw wishes to subdivide Tax Map 70, Lot 17 into 2 lots. The subject premises are located on Westport Village Road and situated in the Residence Zoning District. Tax Map 70, Lot 17 currently consists of 2.65 acres. The proposed lots will be 1.55 acres and 1.10 acres. Don Bedaw appeared before the Board. No abutters were present. Public hearing opened.

Board members reviewed the plans. Bedaw noted that the driveway was put in at the time the bridge was rehabbed and meets with the approval of the DPW Director. Public hearing closed.

Motion by Beauregard to grant the subdivision application. Seconded by Lane. Vote: All in favor.

4. Site Plan Review and Subdivision Applications – Royal Eagles Development wishes to construct a 28,000 s.f. building to be utilized as a sports arena on a leasehold (subdivided) parcel consisting of 2.9 acres. The property is situated at 247 Monadnock Highway and shown at Tax Map 19, Lot 94 situated in the Business Zoning District. Vic St. Pierre and Rick Scott were present on behalf of the applicant. Numerous directors from the Cheshire Fair Association were also present. No abutters were present. Public hearing opened.

St. Pierre reviewed the site plans, noting that there have been no changes since the last presentation to the Board on September 7th. It was noted that the proposed use is for the period running from November 1st through April 30th. From the period running from May 1st through October 31st, it is anticipated that the structure will be utilized by the Cheshire Fair Association. Any use by the Cheshire Fair Association will come before the Planning Board and Zoning Board of Adjustment, if required.

St. Pierre stated that they would ideally like to connect to public sewer. Page noted that there are no immediate plans to bring the sewer over to Route 12 (via the Industrial Park) and that such plans are somewhat contingent on how much tax increment is generated in the TIF district. St. Pierre stated that the septic area is shown on the plans and that a septic system will be constructed if they are not able to connect to public sewer. Carbonneau reminded the Board that any approval must be contingent upon receipt of State Subdivision Approval as public sewer is not available at the present time.

St. Pierre noted that test pits have been dug and the soils are suitable for a septic system. He also noted that soil borings have been completed and that the soils are able to support the proposed structure. He also stated that testing for potential soil contaminants has been done, but the results are not back yet.

It was noted that the sports arena and small office/concession building will be connected to the ice arena. However, there will be no door way, etc. to go from the new construction into the ice arena, as there will be a fire wall separating the two structures. When (and if) the ice arena is brought up to current codes, the two structures may be opened up so that they may be accessed directly from the other building.

Osgood questioned the fire lane around the building. St. Pierre noted that the back of the sports arena would be accessible via a gravel fire lane. Public hearing closed.

Motion by Self to grant the site plan review application subject to:

1. Receipt of state subdivision approval; and
2. Review and approval by the Code Enforcement Officer and the

Fire Inspector.

Seconded by Beaugard. Vote: All in favor.

B. OTHER BUSINESS –

1. Zoning 2007 – Carbonneau stated that she would like the Board to start considering zoning changes at its October 12th meeting.

2. October 3 Jail Meeting – Carbonneau reminded Board members of the public meeting to be held on Tuesday, October 3, 2006 at 7:00 p.m. at the auditorium at the high school regarding the siting of the Cheshire County Jail. This is a meeting with the Cheshire County Commissioners and public participation and comment is encouraged.

Motion by Beauregard to adjourn. Seconded by Self. Vote: All in favor. Meeting adjourned at 7:40 p.m.

Submitted by,

Sara H. Carbonneau
Town Planner