

**SWANZEY PLANNING BOARD MINUTES  
AUGUST 26, 2010**

**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, Joe Smith, Jeff Goller, Jeanne Thieme, Selectmen's Representative Bruce Tatro and alternate Bob Audette. Code Enforcement Officer James Weston and Town Planner Sara Carbonneau were also present. The agent 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 reasonably be construed as having the potential for regional impact. Seconded by Smith. Vote: All in favor.

**A. PUBLIC HEARING**

**1. Home Occupation** – Leonido Garcia wishes to utilize the property situated at 14 Park Street for a home office facilitating relief services for families in the Philippines. The property is situated in the Business District, shown at Tax Map 18, Lot 201.

Applicant Garcia was not yet present. Abutter Lionel Fisk wanted to know what he would be doing and how much traffic would it generate. Motion by Self to table this application until Garcia arrives so he can answer any questions. Seconded by Fuerderer. Vote: All in favor.

**B. DISCUSSIONS/OTHER BUSINESS**

**1. Request for Modification to Site Plan Approval** – BLM Contracting seeks

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permission to modify a site plan approved by the Planning Board on May 27, 2010. Motion by Self to postpone this request until the next Planning Board meeting scheduled for September 9, 2010. Seconded by Fuerderer. Vote: All in favor.

## **2. 2011 Zoning Amendments –**

a. Continued discussion regarding agricultural uses. Analysis of RSA 21:34-a, II and contemplated uses in the Residence District. The Board discussed some of the ordinances that other towns have adopted to include proper shelter and proper storage. This goes along with the best management practices issued by the N.H. Dept. of Agriculture.

After discussion, the Board suggested the following amendments/concepts (which need to be refined):

i. Farming/agriculture uses as a business would be allowed by special exception in the Residence and Rural/Agriculture District. The list would include all those uses set forth in RSA 21:34-a, further subject to the condition that best management practices issued by the N.H. Dept. of Agriculture must be adhered to.

ii. In the residence district the following animals (other than the typical domestic animals such as cats, dogs, ferrets, birds) would be permitted of right, so long as a business is not being conducted on the premises:

horses, sheep, chickens/poultry/game birds, rabbits, cattle, swine, goats, bee keeping.

Any other animals set forth in RSA 21:34-a would require a special exception.

Board members indicated that the "Roadside Farmstand Table" language drafted by Carbonneau previously was acceptable. Self noted that some of the language regarding signage in the "Roadside Farmstand Table" provision could be condensed (flags/signs).

Self also stated that he felt that provisions prohibiting animal trespass should be included.

In follow up to the last meeting, Carbonneau reported on her meeting with the Health Officer who stated she would investigate an ordinance to prohibit animal trespass based on health and sanitary impacts. This draft would need to be reviewed and adopted by the Board of Selectmen. Health ordinances can be adopted anytime during the year.

After much discussion, Page asked Carbonneau to draft an ordinance based on this evening's discussions. Carbonneau stated that she would, but would need to defer this to September 23rd.

b. Review of proposed uses in the Village Business District. Carbonneau stated that the Village Business District is probably the most densely developed

area in town. It was suggested that properties such as the Homestead Woolen Mills facility, Cheshire Family Funeral Home and the West Swanzey Athletic Association building could be incorporated into the Business District.

Carbonneau suggested that the remainder of the properties currently in the Village Business District could be a separate district, which limits business and other commercial use. (Perhaps being called a "Village District.")

**3.** Minutes of August 12, 2010 were reviewed. Motion by Fuerderer to approve minutes from August 12, 2010 as submitted. Seconded by Goller. Vote: All in favor.

**4.** Carbonneau informed the Board of the upcoming Law Lecture Seminars to be held on September 15<sup>th</sup>, 22<sup>nd</sup> and 29<sup>th</sup>. Please let Beth Fox know by Tuesday, August 31st, if you wish to attend.

**5.** Carbonneau stated that a tour of the Homestead Woolen Mill facility has been scheduled for September 15, 2010.

**6.** Carbonneau asked the board for advice relative to the Route 10 Mini Mart which never received site plan approved. In 1977 a building permit was granted to include rental space. Board members stated that a site plan should be submitted in conjunction with a proposed multi-tenant application (Hadley) to show conditions and parking.

**7.** Applicant Garcia was still not present. Motion by Goller to postpone until next meeting of September 9, 2010. Seconded by Thieme. Vote: All in favor.

Motion by Tatro to adjourn. Seconded by Goller. Vote: All in favor. Meeting adjourned at 8:00 p.m.

Submitted by,

Donna Munson  
Recording Secretary