

**SWANZEY PLANNING BOARD MINUTES  
NOVEMBER 12, 2009**

[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 regularly scheduled 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, Jeff Goller, Jeanne Thieme, and Selectmen's Representative Bruce Tatro. 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 new items on the agenda could "reasonably be construed as having the potential for regional impact." Motion by Fuerderer that no new items on the agenda could reasonably be construed as having the potential for regional impact. Seconded by Goller. Vote: All in favor.

**A. PUBLIC HEARINGS –**

**1. Boundary Line Adjustment Application** between Tax Map 57, Lots 96, 97-1 & 98. Tax Map 57, Lot 96 is owned by Winn I. Johnson; Tax Map 57, Lot 97-1 is owned by P/L Limited Partnership and Tax Map 57, Lot 98 is owned by Peter Delaney. The boundary line adjustment seeks to add 1.04 acres to Tax Map 57, Lot 98 and .52 acres to Tax Map 57, Lot 96. The properties are situated off Railroad Street and located in the Business Zoning District. Rob Hitchcock from SVE Associates appeared before the Board. Winn Johnson and Peter Delaney were also present. *Self stepped down from the table as he is an abutting property owner.* Public hearing opened.

Hitchcock reviewed the plans before the Board, noting that the Zoning Board of Adjustment had granted a variance in 2007 to allow the frontage on Map 57, Lot 97-1 to be reduced to 25.62 feet. Hitchcock stated that the BLA would make the former VFW lot (Map 57, Lot 98) a conforming lot as to acreage and frontage. The BLA would also make Map 57, Lot 96 more conforming. Self stated that he was in support of the application and that it made "a lot of sense." Public hearing closed.

Motion by Goller to grant the boundary line adjustment subject to the condition that the approval will not be final until the signed deeds effectuating the boundary line adjustment have been conveyed to the Town for recording, together with the appropriate recording fees for recording the deeds. Seconded by Thieme. Vote: All in favor. *Self resumes his seat at the table.*

## **B. DISCUSSIONS/OTHER BUSINESS -**

**1. Vote** on alternate vacancies - terms to expire March 2011 and March 2012. Carbonneau stated that there have been no nominations and will re-post for the December 10, 2009 meeting. Carbonneau stressed to Board members the importance of encouraging interested citizens to submit their names for approval.

**2. Sevene** - Update re status of approval. Carbonneau stated that she had received the check for the security for the landscaping. She has yet to receive the mylar. Carbonneau indicated that she would call Sevene on Friday, November 13, 2009 to remind him to provide the mylar.

**3. Roy** - Update re bonding. Carbonneau provided the Board with the request for the joint meeting submitted by Roy (through his attorney). Carbonneau noted that this was scheduled for a joint public hearing on December 10, 2009.

**4. Free-standing and Attached Sign Permit Applications** (Caulfield - FLOW MMA) Tax Map 37, Lot 4. Property is situated in the Business District. Board members reviewed the sign applications, noting that both signs utilized existing signage and that the sign faces were simply being re-done. Motion by June to approve both the free-standing and the attached sign. Seconded by Self. Vote: All in favor.

**5. Attached Sign Permit Application** - William Fenton (Toyota) wishes to install attached signage totaling 103.5 s.f. Property is shown at Tax Map 3, Lot 44 situated in the Business District. Dave Bergeron from Brickstone Masons was present on behalf of the applicant. Board members discussed the square footage of signage that would be permitted on this building. It was noted that the length of the building is 247 linear feet, which would allow a total of 247 s.f. of signage. Carbonneau noted that she had not included the 50 foot addition to the building, when she had calculated the permitted square footage and would make the necessary correction to the 2nd page of the application.

Fuerderer stated that she continues to be frustrated by the radio advertising for Mr. Fenton's dealerships. Fuerderer stated that the radio ads state that the dealerships are located "on Route 12, South of Keene."

She would prefer the ads to state that they are located "on Route 12 in Swanzey," or at the very least "on Route 12, South of Keene, in Swanzey."

Motion by Self to grant the attached sign permit application with the strong suggestion that Fenton includes the fact that the dealerships are located in Swanzey in print and radio advertising. Seconded by Thieme. Vote: All in favor.

**6. Attached Sign Permit Application** - Market Basket wishes to install an attached sign totaling 254.25 s.f. Property is shown at Tax Map 38, Lot 1 situated in the Commercial/Industrial District. Board members reviewed the attached sign application, noting that the requested signage meets zoning regulations. Motion by Fuerderer to grant the attached sign permit application. Seconded by Goller. Vote: All in favor.

**7.** Other business as may be required. Code Enforcement Officer Weston and Carbonneau updated the Board on the status of the building projects in town, as well as on the upcoming meeting with Yale University.

**8. Minutes** from October 15, 2009. Motion by Fuerderer to approve the October 15, 2009 minutes as submitted. Seconded by Self. Vote: All in favor.

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

Submitted by,  
Sara H. Carbonneau  
Town Planner