

**SWANZEY PLANNING BOARD MINUTES
FEBRUARY 25, 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 Swanzeay Planning Board was called to order at 7:00 p.m. by Chair Glenn Page. Members present: Glenn Page, Scott Self, Jeff Goller, Jeanne Thieme, Selectmen's Representative Bruce Tatro and alternates David Osgood and Bob Audette. Osgood was seated for June Fuerderer. Audette was seated for Steve Russell. 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 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 Thieme that no items on the agenda could reasonably be construed as having the potential for regional impact. Seconded by Osgood. Vote: All in favor.

A. OTHER BUSINESS –

1. Renewal of Excavation Permit – Map 13, Lot 11. Renewal of Jennings Pit Excavation Permit.

Susan Stacey, Plant Manager for Cold River Materials, informed the Board that most of the excavation has been completed and the pit is in the process of being re-claimed. Carbonneau advised the Board that the reclamation bond in the amount of \$30,000.00 is still in effect with an expiration of May 2010 and will be renewed at that time.

Motion by Tatro to approve the renewal of the excavation permit. Seconded by Self. Vote: All in favor.

B. PUBLIC HEARING –

1. Subdivision Application – Thomas M. Little wishes to subdivide Tax Map 82, Lot 3 into 2 lots. The subject premises are located on Cobble Hill Road and situated in the Residence and Rural/Agriculture District. Tax Map 82, Lot 3 currently consists of approximately 70 acres. The proposed lots will be 6.36 acres and 64 acres+/- . Russ Huntley, licensed land surveyor and Thomas Little appeared before the Board. Abutting property owner Stephen Buswell was present. Public hearing opened.

Russ Huntley of SVE Associates explained to the Board that the wetlands had been delineated and soils tests had been done to determine a possible location for a septic system. Huntley noted that the 6.36 acres has the minimum required 150' road frontage. Huntley confirmed that nothing had changed since the acceptance of the application for completeness. Buswell reviewed the map and had no comments. Carbonneau informed the Board that she had received an email from DPW Director Lee Dunham stating that there is an acceptable location for a driveway. Public hearing closed.

Motion by Self to grant the subdivision application. Seconded by Thieme. Vote: All in favor.

2. Site Plan Review (Modification) – David Bergeron, agent on behalf of William Fenton, wishes to expand a previously approved addition to the front of the building, adding space to the existing show room. The previous addition was approved for 360 s.f. The proposed new addition will be 1,120 s.f. The property is situated at 591 Monadnock Highway and is shown at Tax Map 3, Lot 44 situated in the Business Zoning District.

a. Sign Permit Applications – Tax Map 3, Lot 44:

26 s.f. attached sign for Volvo.

68.75 s.f. attached sign for Toyota (57.125 s.f. Toyota; 6.875 s.f. Keene; 4.75 s.f. Service).

29.25 s.f. freestanding sign for Toyota.

David Bergeron from Brickstone Land Use Consultants and William Fenton presented the application. No abutters were present. Public hearing opened.

David Bergeron presented new plans showing the increase in square footage, the facade changes and the floor plan showing the addition of side entrance on the north side of the building. Carbonneau informed the Board that a variance was granted by the ZBA in December 2009 for the encroachment into the front setback. Carbonneau noted that the encroachment by the current proposal is less than the encroachment approved in December.

Bergeron explained that the attached signs would be smaller than the attached signs previously approved. The freestanding sign would also be smaller than the freestanding sign previously approved. Public hearing closed.

Motion by Goller to approve the modification of the addition to the front of the building. Seconded by Tatro. Vote: All in favor. Motion by Self to approve sign permit applications. Seconded by Osgood. Vote: All in favor.

3. Multi-Tenant Application – Joe Canfield wishes to use a portion of the premises situated at 140 Monadnock Highway for a retail and service business (“5 Hole Hockey”). The property is shown at Tax Map 18, Lot 69 situated in the

Business District. The property is owned by Kenneth Bergeron. Kenneth Bergeron and Joe Canfield appeared before the Board. No abutters were present. Public hearing opened.

Canfield explained to the Board that this is a business moving from Keene that would occupy Unit 5 upstairs. They arrange programs at the fairgrounds, and service and sharpen skating equipment. Hours of operation would be Sunday 1:00 p.m. – 5:00 p.m., Monday, Wednesday, Thursday and Friday Noon – 7:00 p.m. and Saturday from 10 a.m. to 7 p.m. Self asked about the signage. Bergeron informed the Board that they would be using the existing 2' x 8' sign. Page asked if Code Enforcement Officer Weston had been to that location. Weston replied 'that he had not. Public hearing closed.

Motion by Self to approve multi-tenant application for the retail business “5 Hole Hockey” subject to review and approval by Code Enforcement and the Fire Department. Seconded by Tatro. Vote: All in favor.

C. DISCUSSIONS/OTHER BUSINESS –

1. Freestanding Sign Permit Application – Thomas Transportation wishes to replace the existing sign with a reader board/changeable message board.

Terry Henry of WordsWorth Signs, present on behalf of Thomas Transportation, explained to the Board that the sign would be 38.25 sq. ft., which is smaller than the existing sign. Tatro asked if this sign would stay lit. Henry stated yes.

Motion by Self to approve freestanding sign permit application. Seconded by Goller. Vote: All in favor.

2. Minutes from February 11, 2010. The Board reviewed the minutes of the February 11, 2010 meeting. Motion by Osgood to approve the minutes as written. Seconded by Self. Vote: All in favor.

Carbonneau informed the Board that representatives from Yale University would be coming up on March 23, 2010 to discuss the proposed zoning and the forest conservation district. This will be a public meeting. When the time is confirmed Carbonneau will email everyone.

Motion by Tatro to adjourn. Seconded by Goller. Vote: All in favor. Meeting adjourned at 7:35 p.m.

Submitted by,

Donna Munson
Recording Secretary