



TOWN OF SWANZEY

620 OLD HOMESTEAD HIGHWAY

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SWANZEY PLANNING BOARD MINUTES JUNE 19, 2008

[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 Swanze Planning Board was called to order at 7:00 p.m. by Chair Glenn Page. Members present: Glenn Page, Scott Self, Victoria Barlow, Charles Beauregard, Sr. and Selectmen's Representative Nancy Carlson. 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 items on the agenda could "reasonably be construed as having the potential for regional impact." Motion by Beauregard that no items on the agenda could reasonably be construed as having the potential for regional impact. Seconded by Self. Vote: All in favor.

A. PUBLIC HEARINGS –

1. Site Plan Review Application – Dan Warner wishes to utilize the existing structure situated at 201 Old Homestead Highway for a machine shop. The property is shown at Tax Map 36, Lot 10 situated in the Business Zoning District. Alan and Dan Warner appeared before the Board. No abutters were present. Public hearing opened. D. Warner presented the application.

D. Warner noted that there have been no changes to the application since the acceptance of the application at the last meeting.

Barlow stated that Warner had indicated at the ZBA that he may be constructing a retaining wall to utilize and expand the access drive to the rear of the building and inquired as to whether or not this should be shown on the plan. D. Warner stated that the access drive already exists and that it needs to be cleared. D. Warner noted that a small retaining wall may need to be built in order to stabilize the drive. Board members felt that this did not need to be shown on the plan, noting that the construction of a retaining wall would not require a building permit. 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 Beauregard. Vote: All in favor.

2. Subdivision Application – Arnold Filipi wishes to subdivide Tax Map 43, Lot 1-2 into 2 lots. The subject premises are located on Talbot Hill Road and situated in the Rural/Agricultural Zoning District. Tax Map 43, Lot 1-2 currently consists of 6.66 acres. The proposed lots will be 3.21 acres and 3.45 acres. The property is owned by Joseph & Susan Rocco. Filipi and Fred Blais (realtor) appeared before the Board. No abutters were present. Public hearing opened.

Carbonneau noted that she had received an e-mail from DPW Director Dunham stating that he felt that driveways could be constructed on each lot that would meet Town regulations. Blais noted that there have been no changes to the subdivision plan since the acceptance of the application at the last meeting. Public hearing closed.

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

B. OTHER APPLICATIONS –

1. Free-standing Sign Permit Application – Simply Scrubs wishes to install a free-standing sign consisting of 24 s.f. on the existing sign standards. The property is situated at 115C Monadnock Highway and shown at Tax Map 18, Lot 87 situated in the Business Zoning District.

Board members reviewed the application, noting that the proposed sign met all zoning requirements.

Motion by Barlow to grant the free-standing sign permit application. Seconded by Carlson. Vote: All in favor.

2. Free-standing Sign Permit Application – Robert S. Walters, II wishes to install a free-standing sign consisting of 4 s.f. at 71 Westbrook Court, Tax Map 27, Lot 13-3 situated in the Rural/Agricultural Zoning District.

Board members reviewed the application, noting that the proposed sign met all zoning requirements.

Motion by Barlow to grant the free-standing sign permit application. Seconded by Beauregard. Vote: All in favor.

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 – Alan Lehtola wishes to utilize the property situated at 83 Monadnock Highway for auto repair, sales of automobiles and auto accessories. The property is shown at Tax Map

18, Lot 135 situated in the Business Zoning District. A. Lehtola appeared before the Board. No abutters were present.

Board members noted that the use of the property has historically been a repair garage. Carbonneau noted that the use had lapsed and Lehtola applied for and had received a special exception from the Zoning Board of Adjustment for his proposed use.

Carbonneau noted that the site requires 5 parking spaces, 2 for the dwelling unit and 3 for the garage use. Lehtola proposed 9 spaces. Carbonneau stated that she was concerned about spaces 8 and 9. Upon discussion it was determined that parking space 8 met zoning requirements as it served the single family dwelling. Board members felt that parking space 9 did not meet requirements as it was located within the side setback. Lehtola stated that he would modify the site plan so that space 9 meets setback requirements.

Motion by Barlow to accept the application as complete. Seconded by Beauregard. Vote: All in favor.

C. DISCUSSIONS/OTHER BUSINESS

1. SAR Realty of Langdon seeks modification of its site plan review granted February 21, 2008 to allow the spacing of arborvitae plants at 4 foot intervals versus 3 foot intervals and to allow the issuance of a certificate of occupancy prior to the planting of the arborvitae. Carlson steps down due to a potential conflict of interest in this matter.

Board members considered the request and felt that the 4 foot intervals would be satisfactory. However, they felt that a deadline for planting the arborvitae should be established.

Motion by Barlow to modify the site plan review approval granted on February 21, 2008 to allow for the spacing of arborvitae plants at 4 foot intervals versus 3 foot intervals and to allow the issuance of a partial/temporary certificate of occupancy prior to the planting of the arborvitae, subject to the condition that the arborvitae are planted prior to July 31, 2008. Seconded by Self. Vote: All in favor.

2. South Road Gravel Pit (Map 24, Lot 58) – Code Enforcement Officer Jim Weston stated that he has not received any documentation from Steve Bedaw as to the disposition of the demolition debris from the Mt. Caesar School playground. Weston noted that the materials had been moved from the site prior to June 15, 2008. However, Weston noted that the debris was now located on adjacent property in violation of state law.

Carbonneau noted that the excavation permit has not yet been issued as the conditions set forth by the Planning Board on May 15, 2008 have not yet been met.

Carbonneau noted that S. Bedaw is out of Town and would be appearing before the next Planning Board meeting in conjunction with

the excavation permit for the Kempton Road gravel pit. Further discussion was deferred until that time.

3. Minutes from June 5, 2008 – Motion by Barlow to approve the minutes from June 5, 2008. Seconded by Beauregard. Vote: All in favor.

Motion by Beauregard to adjourn. Seconded by Self. Vote: All in favor.
Meeting adjourned at 7:50 p.m.

Submitted by,

A handwritten signature in cursive script that reads "Sara H. Carbonneau". The signature is written in black ink and has a long, sweeping underline that extends to the right.

Sara H. Carbonneau
Town Planner