

**SWANZEY PLANNING BOARD MINUTES
MAY 13, 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 Nancy Carlson and alternate Bob Audette. 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 Fuerderer 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. Multi-Tenant Application – Mike Primus wishes to expand his existing business (flea market & used furniture sales) into additional space located at 679 West Swanzey Road. The property is shown at Tax Map 73, Lot 13 situated in the Business District. The property is owned by Scott & Jay MacPhail. Primus appeared before the Board. Public hearing opened. Code Enforcement Officer Weston stated that Fire Chief Skantze informed Primus that a firewall needed to go all the way up to the ceiling in the hall. Motion by Self to approve the multi-tenant application subject to final review and approval by Code Enforcement Officer Weston and Fire Chief Skantze. Seconded by Smith. Vote: All in favor.

B. OTHER APPLICATIONS – The following application is being reviewed for completeness only. Comments will be limited to the completeness of the application only.

1. Site Plan Review Application – BLM Contracting, LLC wishes to utilize an existing structure for a contracting business providing landscaping and construction services at property situated at 93 California Brook Road and shown at Tax Map 73, Lot 22 situated in the Rural/Agricultural District. The property is owned by View Point Cooperative, Inc. Austin Reid and Joseph Blount appeared before the Board on behalf of BLM. No abutters were present. Blount stated that they cleaned up the property quite a bit and did some landscaping since receiving approval from the ZBA. Carbonneau brought the attention of the Board to the Notice of ZBA Decision granting approval of the use variance. Page stated that the applications imposed by the ZBA would carry through to any Planning Board approval. Goller asked what specific shrubs they are using. Reid stated they plan to use leftover arborvitaes, rhododendrons and other ornamentals. Goller stated that the specific plantings need to be reflected in the application. Board asked that the gross floor area of the entire building be included on the application, as well as the hours of operation. Motion by Self to approve application for completeness and to go to public hearing on May 27, 2010 with the specifics of the shrubbery as well as the floor area of the building and the hours of operation being included on the application. Seconded by Thieme. Vote: All in favor.

C. DISCUSSIONS/OTHER BUSINESS –

1. Free-Standing Sign Applications – Great Beginnings wishes to install 2 free-standing signs on property situated at 39 Old Homestead Highway – 1 sign is 21 s.f., the other is 6.2 s.f. The property is situated in the Business District and shown at Tax Map 37, Lot 34. Page stated that the application does not include information regarding the setbacks. Carbonneau stated she had discussed the setback with the sign designer, who is aware of the 20 foot setback from all property lines. Page also indicated that the street number is needed on the primary sign. Motion by Goller to approve application for the free-standing signs with the addition of the street number on the primary sign, as well as subject to the condition that the signs are installed at least 20 feet from any property line. Seconded by Self. Vote: All in favor.

2. Other Business –

a. Replacement of an existing septic system on Town owned property (Richardson Park). Board reviewed a letter from Town Administrator Elizabeth Fox regarding Ronald and Nancy Gocht filing a lawsuit against the Town relative to the replacement of their septic system. Although the approval to construct a septic system on Town property (serving the Gocht property) was approved years ago, it did not allow for the expansion or modification of the system. The Board discussed the possibility of the Gochts putting a system on

their own property in that it would be far enough away from the lake and well. Carlson said that she recalled that there was an issue about a year ago as to why the Gocht's didn't want the system on their land, but didn't recall the details. Carbonneau suggested that the Board wait until the next meeting to discuss this further so they can absorb the information, as they may also have other concerns. This matter will be placed on the Board's agenda for the May 27th meeting.

b. Carbonneau informed the Board of a presentation on June 1, 2010 about how towns can recruit new companies and an overview of business incentives for in-state companies. Carbonneau felt this was primarily geared to economic development types of committees, but would be appropriate for Planning Board members to attend, should they so desire.

c. Carbonneau attended the ribbon cutting ceremony at Market Basket yesterday, noting that Mr. Bardwell cut the ceremonial ribbon. She noted that Market Basket promotes themselves as being located in Swanzey. Carbonneau also stated that she had received many positive comments from the developers, engineers and builders regarding the ZBA and Planning Board processes, as well as the ease in working with the Town's Code Enforcement Officer.

d. Carbonneau informed the Board that the deadline for submitting nominations for alternate members is May 27, 2010 at 5:00 p.m. Voting will take place at the May 27th meeting.

Review and approval of March 23, 2010 and April 22, 2010 minutes. Motion by Fuerderer to approve minutes. Seconded by Self. Vote: All in favor.

Weston informed the Board that Keene Gas has completed the interior of the house, the garage is completed and tanks are in and painted. Toyota of Keene is still working on the showroom. The project at the High School is to begin on June 30, 2010.

Motion by Goller to adjourn. Seconded by Self. Vote: All in favor.

Meeting adjourned at 7:50 p.m.

Submitted by,

Donna Munson
Recording Secretary