

**SWANZEY PLANNING BOARD MEETING
MINUTES OF JANUARY 28, 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 Swanze 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, Selectmen's Representative Deb Davis and alternate David Osgood. Osgood was seated for Steve Russell. 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 Osgood. Vote: All in favor.

A. PUBLIC HEARINGS –

1. Modification to Home Occupation – Linda Ames (Ostriker) wishes to modify a currently permitted home occupation (utilizing up to 1,107 s.f.) at 37 Centerview Drive. The property is shown at Tax Map 35, Lot 33 situated in the Residence District. Linda Ames Ostriker and Jon Ostriker appeared before the Board. No abutters were present. Public Hearing opened. Board reviewed Application for Area Variance and noted that the ZBA had already approved the area variance. L. Ostriker noted that other than increasing storage space, there would be no other changes to the previously approved home occupation. Public hearing closed. Motion by Self to approve application for modification to home occupation. Seconded by Davis. Vote: All in favor.

2. Site Plan Review Application – Titan Propane, LLC wishes to utilize the property situated at 583 Sawyer's Crossing Road for a propane gas storage/distribution business and associated office and retail space. The property is shown at Tax Map 55, Lot 3 situated in the Commercial/Industrial District. Present on behalf of the applicant: Henry Kunhardt (engineer), Tim Ball (Keene Gas/Titan), Peter Flynn (Flynn Construction) and Phil LaPierre (Propane Systems Consulting, Inc.). Abutting property owners Terry Koski and Martha Henry were also present. Rodney Johnson and Chuck Hosman were present on behalf of abutting property owner James Rymes.

Page informed the Board that the application was determined to be complete at the last meeting of January 14, 2010.

Kunhardt gave presentation regarding Titan's plans for the storage facility of four 30,000 gallon propane storage tanks, offices in the existing home and the construction of a non-heated barn for storage, adding that the snow storage area has been moved so the fire trucks will have an easy access to the easterly side of the house/office building.

Page asked if there were any other questions from the Board.

Self asked if there was only one way to draft water from the cisterns in the event that the valves or pipes are damaged or blocked. Flynn stated that the cisterns are regularly maintained to prevent sludge/algae buildup. There are also manhole covers that could provide direct access, if required. The Fire Chief would be the one to make sure the connections were to code.

Osgood inquired as to the distance between the tanks and the cisterns and asked what the volume of water would be required to cool the tanks. The total water flow rate required per NFPA is 875 gpm; the total volume of water required for 10 minutes is 8,750 gallons. LaPierre stated that the plans presented meet the NFPA requirements.

Fuerderer asked about the cooling of the tanks/extinguishing the fire. LaPierre stated the need to keep the tanks cool so they won't deteriorate. The intent is to cool the tanks, while at the same time shutting off the source of the propane.

Flynn presented an illustration of the intentions for the existing house, changing it to a light pastel color in keeping with its historical value. The new storage building would be barn red with a silver/grey roof and they intend to increase the roof pitch for a more traditional appearance. The applicant relocated the snow storage area and removed pavement in the existing driveway to the east of the house/proposed office building. The gravel base would remain, allowing emergency vehicles to pull off the road.

Carbonneau noted that the Fire Chief Skantze had sent her an email regarding the minutes of the last meeting and clarified that there will be no sprinkler system. The cisterns will provide the fire department the ability to access a water supply to provide water for approximately ten minutes.

Page asked about the waiver from the landscaping regulations. Kunhardt suggested not cutting anything that was already there, but to add to the existing landscaping. Goller suggested that dogwoods not be used because they are a deciduous trees and would not provide adequate screening during the winter months. Goller suggested that shadblow serviceberry would be a better choice than the dogwood. Goller also suggested planting an additional 4 arborvitae every 10 feet.

Fuerderer asked what type of equipment would be stored in the barn, what the floor surface is and what the safety precautions were provided on the propane storage tanks. Ball replied that the floor of the storage barn is concrete and there would be parts and fittings stored in there. As for the tanks, there are safety mechanisms built into the tanks, noting that the tanks meet all requirements.

Osgood questioned the hours of operation. Ball informed the Board that the office hours would be 8:00 a.m. to 5:00 p.m. Typically, service and delivery personnel would be arriving between 7:00 a.m. and 8:00 a.m. and then leaving

in a service or delivery vehicle. Ball stated that the trucks are pre-loaded between 4:00 p.m. and 5:00 p.m. Scott stated that the service hours would actually be 24/7 for emergency service.

Page open the public hearing to the floor for questions or comments from the public and abutters. Terri Koski and Martha Henry expressed concern that the value of their property would be decreased. Page suggested that Henry petition the town to change the use from residential to commercial/industrial.

C. Hosman of Rymes welcomes Titan Propane to the area. However, he would like to know what the town's comprehensive plan is, as Rymes has spent large sums of money (especially for fire access to the river) and are concerned about the impact of any expansion would have on them.

Richard Scaramelli commended Keene Gas for preserving the structure of the existing building. Public hearing was closed.

Board commenced deliberation. Several Board members discussed the screening for the abutter. It was noted that the source of the water from across the street - the Ashuelot River - is on property owned by the Town. The project design, as submitted, meets the NFPA requirements. Osgood asked if lighting would be dark sky. Flynn assured the Board they were using hooded, non-intrusive lighting. Motion by Scott to grant the site plan review application subject to the following conditions:

- a. the landscaping waiver is granted subject to changing the dogwood to shadblow serviceberry, as well as including the addition of 4 arborvitae;
- b. hours of operation are 8 a.m. to 5 p.m. for the offices, noting that the emergency services can be rendered 24/7; and
- c. subject to review and approval by the Code Enforcement Officer and the Fire Chief. Seconded by Goller. Vote all in favor with the exception of Osgood who opposed the motion.

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

1. Site Plan Review Application – Christian Life Fellowship Church wishes to construct a 1,600 s.f. building for use as a multi-purpose room associated with an existing church. The property is situated in the Rural/Agricultural District and shown at Tax Map 33, Lot 1-2. The property is located at 211 Whitcomb Road

Rev. David Berman proposed to the Board to place a 40x40 ft. building 10 ft. to the right of the existing building (as viewed from the road). Re-routing of the access road would need to be approved by the Police Chief. Page read the Notice of Decision issued by the Zoning Board of Adjustment. Motion by

Fuerderer that the application is complete and ready to go to Public Hearing on February 11, 2010. Seconded by Davis. Vote: All in favor.

2. Subdivision Application – Michael and Tracie Wilson wish to subdivide Tax Map 33, Lot 1 into 3 lots. The subject premises are located on Whitcomb Road and situated in the Rural/Agriculture District. Tax Map 33, Lot 1 currently consists of 14.28 acres. The proposed lots will be 3.49 acres, 7.77 acres and 3.01 acres.

Tom Flavin, licensed surveyor showed the Board the map with the proposed lots and the placement of the driveways. Motion by Self to accept the application as complete and ready to go to Public Hearing on February 11, 2010. Seconded by Fuerderer. Vote: All in favor.

C. DISCUSSIONS/OTHER BUSINESS

1. Vote on alternate vacancy – Term to expire March 2012.

No applicants for vacancy.

2. Minutes from January 14, 2010 - Board members received a copy of an e-mail from Fire Chief Skantze, noting a correction to the 1/14/10 minutes - specifically, that sprinklers are not proposed for the propane tanks for the Titan Propane application. Motion by Fuerderer to approve the minutes from January 14, 2010 as amended. Seconded by Davis. Vote: All in favor with Goller abstaining.

Carbonneau reminded the Board that tomorrow is the last day to sign up for the Town and School Board so if you know anyone, encourage them to sign up.

Osgood made motion to adjourn the meeting. Seconded by Fuerderer. Vote: All in favor.

Meeting adjourned at 8:30 p.m.

Submitted by,

Donna Munson
Recording Secretary