

**SWANZEY PLANNING BOARD MINUTES
OCTOBER 2, 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 Swanzeay Planning Board was called to order at 7:00 p.m. by Chair Glenn Page. Members present: Glenn Page, Scott Self, June Fuerderer, Steve Russell, Victoria Barlow, Charles Beauregard, Sr., Selectmen's Representative Bruce Tatro and alternates Jeanne Thieme and David Osgood. 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 Beauregard. Vote: All in favor.

A. PUBLIC HEARINGS –

1. Multi-Tenant Application – Mark Chestnut wishes to use a portion of the premises situated at 140 Monadnock Highway for a tuxedo rental business. The property is shown at Tax Map 18, Lot 69 situated in the Business Zoning District. The property is owned by Kenneth Bergeron. Mark Chestnut appeared before the Board. No abutters were present. Public hearing opened.

Chestnut stated that he proposed to occupy Unit 8 (part of the former Wes' Discount space). Code Enforcement Officer Weston indicated that he would need to conduct a final inspection on the space. Chestnut stated that he was not applying for sign permits at the current time. Public hearing closed.

Motion by Self to grant the multi-tenant application, subject to review and approval by the Code Enforcement Officer and the Fire Inspector. Seconded by Fuerderer. Vote: All in favor.

2. Multi-Tenant & Free-standing Sign Permit Applications – Eismont Design wishes to use a portion of the premises situated at 50 Monadnock

Highway for a graphic design business. The property is shown at Tax Map 18, Lot 277 situated in the Business Zoning District. The property is owned by Jered LLC. In addition, the applicant seeks permission to install a free-standing sign consisting of 30 s.f. on existing sign standards. Jeane Eismont appeared before the Board. No abutters were present. Public hearing opened.

Eismont stated that she was using 2 sections of the office space formerly occupied by Dr. Boccalini for a graphic design business, noting that there remains one office space available for rent. Board members reviewed the sign application, noting that the sign would be installed on the existing sign standards. Public hearing closed.

Motion by Beauregard to grant the free-standing sign application and the multi-tenant application subject to review and approval by the Code Enforcement Officer and the Fire Inspector. Seconded by Barlow. Vote: All in favor.

3. Boundary Line Adjustment – between Tax Map 38, Lots 19, 20 & 22. Tax Map 38, Lots 19 & 20 are owned by Emile Legere; Tax Map 38, Lot 22 is owned by the Town of Swanzey. The boundary line adjustment seeks to add a total of 1.32 acres to Tax Map 38, Lot 22. The properties are situated off Matthews Road and located in the Commercial/Industrial and Residence Zoning Districts. David Bergeron from Brickstone Masons appeared before the Board. Abutting property owner Mrs. Descoteaux was present. Public hearing opened.

Bergeron stated that the proposed boundary line adjustment would allow the newly constructed driveway and parking area to be conveyed to the Town and annexed to Map 38, Lot 22. The BLA was part of the long-standing plan and agreement with Legere regarding the development of the property, including a conservation easement and compensatory flood storage.

Descoteaux expressed concerns regarding the wetness of the property and stated that she did not feel that it was suitable for a parking area. Public hearing closed.

Motion by Self to grant the boundary line adjustment. Seconded by Tatro. Vote: All in favor.

4. Multi-Tenant Application – Rod LeClair wishes to use a portion of the premises situated at 679 West Swanzey Road for an auction business. The property is shown at Tax Map 73, Lot 13 situated in the Business Zoning District. The property is owned by Scott & Jay MacPhail. LeClair appeared before the Board. No abutters were present. Public hearing opened.

LeClair stated that in addition to conducting auctions, he would also like to be able to sell used furniture and other items 3 or 4 days per week. Board members stated that the application would need to be amended to address the additional scope of operation. LeClair amended

the application to request approval for retail sales - days and hours of operation to be Tuesday, Wednesday, Thursday and Friday from 10 a.m. to 4 p.m.; Saturday hours would be from 10 a.m. to 10 p.m., with the auction occurring from 6 p.m. to 10 p.m. on Saturday evening.

LeClair stated that he planned on operating from the northerly end of the building, which was formerly utilized for cold storage. Carbonneau reminded him that a building permit would be needed to convert the space from cold storage to an assembly area.

LeClair noted that he would be utilizing the existing free-standing auction sign. However, LeClair also stated that he would like to install an attached sign on the building. Board members advised that he would need to submit an attached sign permit application. Public hearing closed.

Motion by Self to approve the multi-tenant application, subject to review and approval by the Code Enforcement Officer and the Fire Inspector. Seconded by Russell. Vote: All in favor.

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

1. Site Plan Review Application – Adventure Limousine wishes to install a 160 s.f. freestanding office trailer to house a transportation business (limousine, taxi, etc.) on property situated at 2 Arrowcrest Drive and shown at Tax Map 16, Lot 20 situated in the Business Zoning District. Paul Thomas (property owner) and Peter Allen (Adventure Limousine) appeared before the Board. Barlow stepped down from the table due to a possible conflict. Osgood was seated for Barlow. No abutters were present.

Board members reviewed the plan. It was noted that Import Auto Sales currently occupies and will continue to occupy the premises. Carbonneau noted that she reviewed the minutes and tape from the March 2004 meeting when Import Auto was approved and noted that they were specifically granted permission to display 15 vehicles on the grassy area adjacent to Route 12.

Thomas stated that the “office” for Adventure Limousine would be an 8’ x 20’ office trailer, similar to ones utilized for construction projects. There will be no bathroom facilities in the trailer; employees can utilize the bathroom facilities located in the house (the house is also rented by Peter Allen).

Allen stated that he utilizes 10 to 12 vehicles for his business. Parking spaces for the vehicles are shown on the plan. Allen stated that his employees bring their personal vehicle to the property and swap it for the business vehicle they will be driving.

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

Barlow resumes her seat at the table. Osgood steps down.

2. Site Plan Review Application – Edward & Sharron Thomas wish to construct a 14,760 s.f. building (to be built in 2 phases) to house “Fast Friends.” The proposed facility will contain administrative office space, a training/activities room, veterinary office space, a dog daycare area, a small retail area, a kennel area, and storage areas. The property is shown on Tax Map 38, Lot 18 situated in the Commercial/Industrial Zoning District. David Bergeron from Brickstone Masons appeared on behalf of the applicant. Sharron Thomas was also present. No abutters were present; Mrs. Descoteaux (interested citizen from Matthews Road) was present.

Bergeron reviewed the plans before the Board. It was noted that utilities would enter the property from Matthews Road. Plans included existing conditions, location and landscaping, grading, utilities, lighting, site details, erosion control details, sewer details, building elevations and building layout. Bergeron noted that there could be anywhere from 12 to 100 dogs at the facility.

S. Thomas stated that Board members were welcome to visit the Fast Friends facility in Hinsdale (after the meeting, S. Thomas requested that people who are interested in viewing the Hinsdale facility to give her a call ahead of time).

Motion by Russell to accept the application as complete. Seconded by Self. Vote: All in favor.

3. Site Plan Review Application – Howard F. Smith, Jr. wishes to utilize the existing garage on the premises for a tire sales and installation shop, together with providing state inspections. The property is situated at 608 West Swanzey Road and shown at Tax Map 57, Lot 2 situated in the Business Zoning District. The property is owned by William F. Mullen. Smith appeared before the Board. Mullen was also present.

Smith stated that he would like to move his existing tire business from Keene to Swanzey. Smith noted that at one time the property had been used for a tire business (LaPerle) and would like to conduct the same type of business in the same location as LaPerle. It was noted that the property is currently being utilized by Mullen as a “Bill’s Trading Post.”

Barlow stated that she felt that the site plan was not adequate, noting that property lines, setbacks, dumpster location, parking dimensions, lighting, landscaping, etc. were not shown. Smith acknowledged that Town Planner Carbonneau had informed him that she did not think that the Plan was sufficient, but that he did not have time to get a better plan together.

Self stated he felt that there was sufficient information contained on the plan to go to public hearing, as Smith did not propose any changes to the site.

Motion by Self to accept the application as complete, noting that the applicant should bring more detailed plans to the next meeting. Seconded by Beauregard. Vote: All in favor.

4. Minutes from September 18, 2008 – Motion by Beauregard to approve the minutes from September 18, 2008 as submitted. Seconded by Fuerderer. Vote: All in favor.

Motion by Beauregard to adjourn. Seconded by Self. Vote: All in favor. Meeting adjourned at 8:00 p.m.

Submitted by,

Sara H. Carbonneau
Town Planner