

**SWANZEY PLANNING BOARD
SUB-COMMITTEE MEETING – ZONING DISTRICTS
JUNE 23, 2009**

[Minutes are not final until reviewed and approved by the Sub-committee. Review and approval of minutes generally takes place at the next regularly scheduled meeting of the Sub-committee.]

Present: Planning Board members Glenn Page and Victoria Barlow. Others present: Deb Crowder and Bill Hutwelker (on behalf of the Economic Development Advisory Committee). Town Planner Sara Carbonneau and interested citizen Barbara Skuly were also present.

1. The group reviewed the sub-committee structure and procedures adopted by the Planning Board on June 18, 2009. No questions or comments regarding the structure and/or procedures were generated by the group.

2. Minutes from May 19, 2009. Motion by Barlow to approve the minutes from May 19, 2009. Seconded by Page. Vote: All in favor.

3. Members discussed the “charge” to the group. Crowder stated that it was her opinion that the focus of the group should be on the permanent protection of Yale Forest. Page felt that the focus was to protect Yale Forest to the greatest extent possible, while not diminishing opportunities for commercial/industrial development. Carbonneau and others suggested that the goals of Crowder and Page are not mutually exclusive.

4. a. Page informed that group that the “realistic” extent to which public sewer can be extended is as follows:

-- connecting to the Keene Waste Water Treatment Facility – Page stated that it is financially realistic to extend sewer southerly on Route 10 to property currently owned by Johnson & Robinson (Tax Map 52, Lot 26). Page noted that any further extension south would require a pump station.

-- connecting to the West Swanzey Waste Waster Treatment Facility – Page stated that it is financially realistic to extend sewer northerly on Route 10 to a point approximately 1,000 feet north of Turmoil. Again, any further extension north would require a pump station.

b. Page noted that there are areas of Yale Forest that are zoned commercial/industrial. However, due to various constraints (such as steep slopes, wetlands, unavailability of municipal water/sewer, etc.) it may not be feasible to utilize portions of Yale’s land for commercial/ industrial development. Page also noted that there are a variety of commercial/industrial uses that do not require large amounts of water use;

therefore, not being restricted or hindered by the lack of municipal water/sewer.

It was suggested that Dan Zeh may be able to assist the group by looking at areas along Route 10 currently located in the Commercial/Industrial district that may have development limitations (limitations either by zoning, state regulation or infrastructure limitation).

Barlow noted that zoning for commercial or industrial uses those areas along Route 10 with development limitations can create an unfounded hope or expectation for potential developers. She recommended re-zoning areas that are unsuitable for commercial or industrial development.

c. & d. Carbonneau provided group members with information from the Town of Belmont (specifically, Table of Permitted Uses and definitions from the zoning ordinance regarding the terms used in the Table of Permitted Uses). For the next meeting, the group will review the Table and indicate which uses they feel would be appropriate along Route 10 and whether these uses fall into the “commercial” or “industrial” use group.

e. Crowder stated that she is continuing to investigate various mechanisms for protecting Yale Forest and said that soliciting input from Yale officials would be a crucial part of any deliberation. Amanda Costello of the Cheshire County Conservation District told Crowder that zoning can be an effective way to protect natural resources.

Carbonneau stated that the Town of Lyme established a mountain and forest district – new lots are required to have a minimum of 50 acres. Carbonneau stated that the NH Supreme Court upheld this zoning provision. (“The supreme court will not second-guess a town’s choice of means to accomplish its legitimate zoning goals, so long as the means chosen is rationally related to those goals.”)

Crowder also raised the possibility of Yale agreeing to place a conservation easement on its property. However, it was generally thought that the financial cost of purchasing such an easement would be prohibitive.

Meeting adjourned at 5:45 p.m. Next meeting is scheduled for Tuesday, July 21, 2009 at 4:00 p.m. at Town Hall.

Submitted by,

Sara H. Carbonneau
Town Planner