

**SWANZEY PLANNING BOARD MINUTES
JUNE 7, 2007**

[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 June 7, 2007 meeting of the Swanzey Planning Board was called to order at 7:00 p.m. by Chair Glenn Page. Members present: Glenn Page, June Fuerderer, Scott Self, Charles Beauregard, Sr., Victoria Barlow, Selectmen's Representative Nancy Carlson and alternate David Belletete. Belletete was seated for Steve Russell. Town Planner Sara Carbonneau was also present. The agenda for the evening's meeting was read and the following items 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 Self that no items on the agenda could be reasonably construed as having the potential for regional impact. Seconded by Fuerderer. Vote: All in favor.

1. Multi-Tenant Application – Deborah Weagle wishes to use a portion of the premises situated at 386 Massey Hill Road for a business consisting of the sale of used furniture and appliances. The property is shown at Tax Map 3, Lot 36 situated in the Business Zoning District. The property is owned by Timothy Cloutier. Deborah Weagle appeared before the Board. Public hearing opened.

Weagle stated that the store will be open 5 days a week. After discussion with the Board, the application was amended to reflect that the store will be open 5 days a week from 7 a.m. to 7 p.m.

Weagle noted that the shop will be located in the front of the building, where the former motorcycle repair shop was located. According to Weagle there are no other tenants in the building.

Carbonneau stated that abutting property owner Karen Miller had been in earlier in the week and expressed concerns about customers parking in her driveway (which is shared with the business). According to Weagle, they have spoken with Miller and hope that they have resolved this issue.

Board members noted that signs had been placed at the end of Massy Hill Road near Flat Roof Mill Road advertising the business.

Carbonneau informed Weagle that off-premises signs are not permitted under the Town's zoning ordinance. Weagle stated that they would like to eventually place a sign on the premises. Board members reminded her that she will need a sign permit prior to installing the sign. 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. Application to Modify Previously Approved Site Plan – requested by David Bergeron, agent on behalf of Hamshaw Lumber, Inc. (Cheshire Horse), to expand the yard area on the west side of the building; add 10 parking spaces to the west side of the site; enlarge the existing parking spaces; and modify drainage as required by such changes. The property is situated at 8 Whittemore Farm Road and is shown at Tax Map 51, Lot 1-2 situated in the Commercial/Industrial Zoning District. Dave Bergeron appeared before the Board on behalf of the applicant. Public hearing opened.

Bergeron stated that Cheshire Horse would like to increase the size of the existing parking spaces to accommodate the larger vehicles that utilize the parking lot. To do so, Cheshire Horse will need to add additional parking to the rear in order to comply with parking regulations.

Bergeron also noted that Cheshire Horse wishes to expand the yard area to the west side of the building. Bergeron stated that the expansion area was originally delineated as being a wetland area. However, another subsequent delineation was completed and it was determined that the proposed expansion area was upland soils. (Bergeron stated that the original delineation was completed by someone who had limited experience at the time and was overly conservative in delineating the wetland areas.) Public hearing closed.

Motion by Beauregard to grant the modification to the previously approved site plan. Seconded by Belletete. Vote: All in favor.

B. OTHER APPLICATIONS –

1. Attached Sign Permit Application – Sonia Riechert seeks permission to install a 54 square foot attached sign on property situated at 639 West Swanzey Road, Tax Map 73, Lot 26-1, situated in the Business Zoning District. Carbonneau reviewed the application with the Board. It was noted that the proposed sign is 54 square feet and meets the zoning requirements. Motion by Self to grant the attached sign permit application. Seconded by Carlson. Vote: All in favor.

C. DISCUSSIONS/OTHER BUSINESS –

1. Discussion with Keith Thibault from Southwest Community Services regarding potential senior housing project. Thibault stated that the original site for a proposed senior housing development on Route 10 fell through. A new site, located on Route 12, is being proposed. This would be a similar project to what was proposed for Route 10 (see Minutes from May 3, 2007). The parcel would consist of approximately 4 acres, plus or minus.

Thibault stated that they hope to connect the project to public sewer and water. While funding for off site infrastructure improvements is not available through the HUD 202 funding, Thibault stated that there is a possibility that CDBG funds could be obtained to extend water and sewer lines to the property. If that is the case, the improvements would benefit additional properties in the area.

Thibault stated that he has discussed the proposal with the Board of Selectmen, who expressed preliminary support for the project. Carbonneau stated that it is hoped that the project would be viewed as a community re-development project, addressing the needs and opportunities in the area (including Route 12, Suburban Acres and Pasture Road).

2. Minutes from May 17, 2007 – Beauregard stated that Item 3 on Page 4 of the Minutes should be corrected as follows: “Motion by Self to consider this as a modification to the site plan, not requiring application acceptance – only a public hearing.” Seconded by Carlson. Vote: All in favor.

3. Junkyard – Carbonneau briefed the Board on junkyard licensing procedures.

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

Submitted by,

Sara H. Carbonneau
Town Planner