

**SWANZEY PLANNING BOARD MINUTES  
SEPTEMBER 18, 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 Swanzey 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 (arrived at 7:10 p.m.), Charles Beauregard, Sr., Victoria Barlow and alternates David Belletete and Jeanne Thieme. Thieme was seated for Russell until Russell arrived. 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. Subdivision Application –** Wayne P. Rogers wishes to subdivide Tax Map 31, Lot 8 into 2 lots. The subject premises are located on South Road and situated in the Residence Zoning District. Tax Map 31, Lot 8 currently consists of 6.661 acres. The proposed lots will be 1.36 acres and 5.25 acres. Wayne Rogers appeared before the Board. No abutters were present. Public hearing opened.

Rogers stated that there have been no changes made to the plan since the September 4<sup>th</sup> meeting. Carbonneau stated that the septic information on file (State subdivision approval # SA2002003734 and construction/operational approval CA2000024411) indicates that the protective well radii for both lots are contained entirely within each lot. Public hearing closed.

Motion by Self to grant the subdivision application. Seconded by Beauregard. Vote: All in favor.

Russell arrives at 7:10 p.m. and is seated in place of Thieme.

**2. Multi-Tenant & Sign Applications** – Wendi Phillinger wishes to use a portion of the premises situated at 876-880 West Swanzey Road for a business consisting of retail and consignment of second-hand goods and a rental hall. The property is shown at Tax Map 71, Lot 7 situated in the Business Zoning District. The property is owned by Nickate Properties, LLC. In addition, the applicant seeks to install a 64 s.f. free-standing sign on existing sign standards. Wendi Phillinger appeared before the Board. No abutters were present. Public hearing opened.

Phillinger stated that she wished to utilize the former Brian’s auction barn building for retail sales, including consignment sales and auctions. The applicant stated that there will be no outside display or sales of items. In addition, she proposes to utilize the building as a “function hall” for groups such as AA, NA and GA. It was noted that kitchen facilities are not provided in the building; any food available at function utilized the “function hall” will be catered.

Code Enforcement Officer Weston stated that he has been through the building, noting that it will need very minor modifications/improvements prior to occupancy. Weston stated that maximum occupancy was established at 96 people. Weston noted that there is adequate parking, with the entire parking surface being paved.

Carbonneau stated that she had spoken with NH-DOT (Rene Fish) who indicated that he had no problems with the existing driveway and did not require any changes to the driveway for the proposed use. Carbonneau stated that NH-DOT did not require the “speed bump” at the entrance to the driveway. In addition, NH-DOT is not requiring any changes to the “speed bump,” nor was it requiring the “speed bump” to be removed. Phillinger’s partner stated that he may be interested in painting the “speed bump” to alert motorists that it is there. Carbonneau suggested that he contact NH-DOT to see if they have any suggestions or concerns regarding the painting of the “speed bump,” since it appears that it may be located within the State’s right of way.

The sign application was reviewed, noting that the street number is included on the sign. The sign will be installed on the existing sign standards. The sign will not be lighted. Public hearing closed.

Motion by Self to grant the sign permit application and 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. DISCUSSIONS/OTHER BUSINESS**

**1. Discussion** with David Cairns from Pilgrim Pines. Cairns updated that Board on proposed construction plans at Pilgrim Pines. Two projects proposed include construction of a new dining facility for Camp Squanto and a multi-purpose building to be located on the “main” portion of the property (at the head of the lake). Cairns stated that a

capital campaign is being launched, raising money for both projects at the same time. However, Cairns noted that each of the projects would be applied for permitting separately. Cairns stated that SVE Associates, as well as an architect, have been retained. Board members thanked Cairns for keeping them updated.

Barlow noted that Cairns has been appointed to the new Economic Development Committee.

**2. Zoning 2009** – Carbonneau stated that she has drafted a proposed zoning amendment to expand the industrial park district. In addition, she stated that she is seeking information about function halls and banquet facilities, noting that the Board currently considers function halls as being a “retail service.” Carbonneau noted that she has not yet reviewed the existing Shorelands Protection District (Section VIII) against the Comprehensive Shorelands Protection Act (RSA 483-B).

Carbonneau provided the Board with a copy of an “Accessory Dwelling Unit” ordinance from the Town of Rindge. Carbonneau felt that it was concise and clear. Carbonneau suggested that the Board members review this document and be prepared to discuss at the October 16<sup>th</sup> meeting of the Board.

Weston raised the existing “camper” issue with the Board (Section III.Y.). Board members clearly expressed that the intent of this provision was to prevent campers and other recreational vehicles from becoming residences. Board members stated that they did not have any issues with campers and other recreational vehicles being left on a parcel of land and being occupied (for example) every other weekend.

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

Motion by Beauregard to adjourn. Seconded by Self. Vote: All in favor. Meeting adjourned at 8:05 p.m.

Submitted by,

Sara H. Carbonneau  
Town Planner