

**SWANZEY PLANNING BOARD MINUTES  
OCTOBER 1, 2009**

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 by Chair Glenn Page at 7:00 p.m. The following members were present: Glenn Page, Scott Self, Jeanne Thieme, Jeff Goller and Selectmen's representative Bruce Tatro. Town Planner Sara Carbonneau and Code Enforcement Officer Jim Weston were also present. The agenda for the evening was read by the Chair and the following matters were addressed:

Regional Impact: Board members considered whether any new items on the agenda could "reasonably be construed as having the potential for regional impact." Motion by Self that no new items on the agenda could reasonably be construed as having the potential for regional impact. Seconded by Goller. Vote: All in favor.

**A. PUBLIC HEARINGS –**

**1. Site Plan Review Application** - Kenneth Greatbatch/GB Investment wishes to utilize the existing structure situated at 623-627 West Swanze Road for a retail painting service. The property shown at Tax Map 73, Lot 28 and is situated in the Business District. Kenneth Greatbatch/GB Investment appeared before the Board. No abutters were present. Public hearing opened.

Greatbatch provided the Board with the revised site plan, indicating the location of the storage trailer and the parking spaces. Greatbatch stated that there were no other changes from the September 17th meeting. Public hearing closed.

Motion by Self to grant the application subject to review and approval by the Code Enforcement Officer and the Fire Inspector. Seconded by Thieme. Vote: All in favor.

**2. Multi-Tenant Application** - Daniel Caulfield wishes to use a portion of the premises situated at 125 Old Homestead Highway for martial & meditative arts instruction. In addition, Caulfield also seeks to utilize the attached garage for use as a woodworking business. The property is

shown at Tax Map 37, Lot 4 situated in the Business District. The property is owned by Shakour Diversified. Caulfield appeared before the Board. No abutters were present. Public hearing opened.

Page reviewed the application before the Board. Weston stated that he had inspected the building when 24 Carrots was operating in that location, noting that the section of the building that 24 Carrots had occupied had been brought up to code. Weston stated that he has not yet inspected the 13x28 garage. Carbonneau asked Caulfield if there were going to be any solvents, paints, etc. stored in the garage. Caulfield stated he would be using low to non-toxic materials and that there would be no storage of these substance at the location. Weston will get a list of the materials that he uses.

Caulfield indicated that he would be utilizing the existing signs on the property. Page requested that he provide copies of the sign text/design to Carbonneau. Public hearing closed.

Motion by Self to approve multi-tenant applications (for both the martial/meditative arts and woodworking business) conditional upon the inspection of Code Enforcement Officer and the Fire Inspector. Seconded by Thieme. Vote: All in favor.

**3. Multi-Tenant Application** - St. Joseph School of Nursing wishes to use a portion of the premises situated at 140 Monadnock Highway for a nursing school. The property is shown at Tax Map 18, Lot 69 situated in the Business District. The property is owned by Kenneth Bergeron. Bergeron and representatives from St. Joseph School of Nursing appeared before the Board. No abutters were present. Public hearing opened.

Page reviewed the application before the Board. Bergeron stated that in the near future various tenants would be moving from one unit to another one. Weston stated that he is familiar with the property and it is up to code. Carbonneau asked if there would be the same number of employees in each business that would be re-locating. Bergeron stated that was correct. Carbonneau informed Bergeron that if there were going to be more employees or if the parameters of the operation change, the tenant would need to apply to the Planning Board for approval.

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

**4. Multi-Tenant Application** - Diane Wilcox wishes to use a portion of the premises situated at 132 Monadnock Highway for a consignment store. The property is shown at Tax Map 18, Lot 68 situated in the Business District. The property is owned by Patrick & Vincent Eufemia. Wilcox and Eufemia appeared before the Board. No abutters were present. Public hearing opened.

Wilcox informed Board that this is the former location of Chesterfield Interiors. Wilcox noted that she has made some "upgrades" to the interior. The front space would be used for clothing and the back space would be used for used furniture and home accessories. They would use entrance off the parking lot in the back of the building to bring in these items. Signage would go on the existing sign under the Billard's sign. Tatro asked about signage on the front of building. Wilcox stating she would be utilizing the sign that is already there, simply re-doing the sign face. Weston informed Wilcox to make sure to add the street address is on the sign. Carbonneau was asked about the parking. Carbonneau noted that the space had previously been approved for retail use and has adequate parking. Public hearing closed.

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

**5. Request for Modification to Site Plan Approval** - John Arnone wishes to change the hours of operation for the restaurant portion of the existing business situated at 471 Old Homestead Highway. The property is shown at Tax Map 34, Lot 32 situated in the Business Zoning District. Arnone appeared before the Board. Tatro stepped down due to a potential conflict of interest. No abutters were present. Public hearing opened.

Page confirmed that Arnone wishes to change the hours of operation from 6:00 a.m. to 11:00 p.m. to be able to serve breakfast and lunch. Weston requested that Arnone provide a floor plan of the tables, chairs and booths, so that Weston could determine if occupant loads were able to be met. In addition, Weston stated that the banner sign in the window would need to received a sign permit if it was to be there on a permanent basis.

Board members noted that this modification does not apply to the hours and scope of operation of the go-karts. Public hearing closed.

Motion by Thieme to approve site plan approval subject to the floor plan provided at Weston's request. Seconded by Goller. Vote: All in favor (with Tatro abstaining).

Tatro resumes his seat at the table.

**6. Request for Modification to Site Plan Approval** - David Bergeron, agent on behalf of William Fenton, wishes to construct an addition to the existing building consisting of approximately 192 s.f. The property is situated at 591 Monadnock Highway and shown at Tax Map 3, Lot 44 situated in the Business Zoning District. Fenton appeared before the Board. No abutters were present. Public hearing opened.

Fenton informed the Board that there was a change in the recently approved site plan in that the stairs that were going to be inside are

actually outside. Board members noted that the proposed modification is minor and had no further questions. Public hearing closed.

Motion by Self to approve the modification to the site plan. Seconded by Goller. Vote: All in favor.

## **B. OTHER APPLICATIONS**

**1. Attached Sign Permit Application** - Sam's Outdoor Outfitters wishes to modify an existing attached sign, decreasing the square footage of the sign by 5 s.f. The property is situated at 74 Monadnock Highway and shown at Tax Map 18, Lot 52. The property is situated in the Business District.

No representation present. Carbonneau informed the Board that there would be no lighting on the new sign. Motion by Goller to approve sign permit application. Seconded by Self. Vote: All in favor.

## **C. DISCUSSIONS/OTHER BUSINESS**

**1. Sevene** – Updates required to site plan; establish bonding amount for fence and landscaping.

Carbonneau informed the Board that she received a telephone call from Attorney Bentley stating that this client had completed the fence and the landscaping, as required by Site Plan Review Approval. Weston shared the photos he took this date showing that the fence is not complete and what is done still has a 2' opening on the bottom. There were not enough trees planted and they are the wrong ones. There are only 12 white pines in front of the building. No blue spruce. The trees along the Fish property line consists of a very poor hemlock and one white pine. Weston stated that in his opinion, it is not completed as required. Page stated that Sevene is clearly not in compliance and hasn't produced the modified site plan as required by the Board. Tatro asked what the Board has for options. Page suggested sending a letter stating that he is not in compliance and that the town will be setting a bond for the cost of the fence and trees. Carbonneau suggested sending a letter stating that the Board will set a bond amount at the October 15, 2009 meeting for the landscaping and the fence and that Sevene must tender the bond no later than November 1, 2009.

Motion by Self to approve a letter being sent to Sevene stating that the Board will set a bond amount at the October 15, 2009 meeting for the landscaping and the fence and that Sevene must tender the bond no later than November 1, 2009. Seconded by Goller. Vote: All in favor.

At 7:45 p.m. Sevene's attorney, Mike Bentley, joined the meeting. Self informed him that they have already discussed this case and informed him that Sevene is not in compliance. Weston showed Bentley the photos of the fence and trees. Bentley acknowledged that Sevene is not in compliance.

Carbonneau reminded the Board that at the last meeting Fish and Sevene were supposed to agree on what type of trees to use and written evidence of the Fishes agreement was to be provided by Sevene to the Board. In addition, the revised site plan has yet to be provided.

**2. Roy** - Update by Code Enforcement Officer Weston regarding bonding amounts for landscaping (established as a condition of approval on September 12, 2007).

Weston contacted Maple Hill Nursery for pricing for 12 aboratives. This estimate came in at \$2,320.00 and included installation. Carbonneau stated that Roy called and said he would not be at the meeting. Motion by Goller to set a bond in the amount of \$2,320.00 and that the bond must be provided by Roy no later than 11/01/09 or let the Board know in writing that he is not operating a business on the property. Seconded by Tatro. Vote: All in favor.

**3. 2nd Reading** of proposed amendments to the Planning Board's Rules of Procedure.

Page read the proposed amendments to the Rules of Procedure. The final reading and the vote on the proposed amendments will take place at the October 15, 2009 meeting of the Board.

**4. Planning Board Alternate Member Vacancies** - Carbonneau informed the Board that David Osgood has submitted his name for the alternate vacancy position to expire at Town Meeting 2010. The vote on this vacancy will occur at the October 15th meeting of the Board. There were no nominees for the alternate member vacancies to expire at Town Meeting 2011 and 2012.

Carbonneau stated that there are a number of vacancies on various Town Boards and Committees. If you know of anyone that may be interested in Town Government Committees let her know.

**5. Minutes of September 17, 2009** - Motion by Self to approve the minutes of September 17, 2009 as written. Seconded by Page. Vote: All in favor.

Meeting adjourned at 8:15 p.m. on motion of Page. Seconded by Thieme. Vote: All in favor.

Submitted by,

Donna J. Munson  
Recording Secretary