

**SWANZEY PLANNING BOARD MINUTES
JANUARY 13, 2011**

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, Jeanne Thieme, Selectmen's Representative Deb Davis. Town Planner Sara Carbonneau and Code Enforcement Officer James Weston were also present. The agenda for the evening's meeting was read and the following matters were discussed:

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 Self. Vote: All in favor.

A. PUBLIC HEARINGS –

1. Site Plan Review Application - Tasoulas RLP wishes to construct two three-unit buildings of multi-family housing on property situated off West Street and shown at Tax Map 81, Lot 7-1 situated in the Business District. Dave Bergeron of Brickstone Land Use Consultants gave presentation on behalf of the application. No abutters were present. Public hearing opened.

Bergeron reviewed the plans, noting that the only structures currently on the property were some outbuildings/sheds. He stated that the style of the buildings were two story town houses with 8 x 10 decks in the rear, privacy fences between the apartments and a 6 ft. stockade fencing along the a portion of the east and west property lines. It was noted that "residential style" light fixtures would be utilized. Water would be provided by the West Swanzey Water Company; the project would be connected to Town sewer. A traffic analysis was completed and is included in the file. The parking lot will supply 15 spaces with an on-site turn around for emergency vehicles and large trucks. The dumpster will have a stockade wooden fence around it with a gate. The drainage has been designed to retain all increased runoff on site with 4 catch

basins and infiltration into the sandy soils. It was noted that post-development runoff would be less than the pre-development runoff. Bergeron also showed the areas where snow storage would occur. Public hearing closed.

Motion by Self to approve site plan application as proposed. Seconded by Page. Vote: Page, Self and Fuerderer in favor. Thieme and Davis were opposed. Motion carries.

2. Multi-Tenant Application - Roger Maxwell, on behalf of Emmanuel Baptist Church, wishes to use the building situated at 49 Old Homestead Highway for a religious facility. The property is shown at Tax Map 37, Lot 32 situated in the Business District. The property is owned by Mary & Arnold Johnson. Maxwell presented the application to the Board. Property owner Mary Johnson and interested citizens Arthur and Bernice Bouffard were present. Public hearing opened.

Maxwell explained that they have been renting the property for the past 12 months from the Johnsons. Chief Busick was present to address his concerns regarding the parking, noting there is little room for cars to back up and turn around (possibly even needing to back out onto the road), that it is difficult for elderly or handicapped drivers to navigate and it's nearly impossible for emergency vehicles to get close to the building. Maxwell informed the Board that they have modified the parking configuration, resulting in people being able to drive out (versus backing out) and allows room for emergency vehicles. Maxwell showed Board members photographs of the revised parking. Page asked that a revised site plan be done showing the new parking layout. Thieme asked if Maxwell if he expected the congregation to become larger. Maxwell responded that they have 75 members now and expects that is the way it will stay. Motion by Self to continue the public hearing to the next meeting (to be held on Thursday, January 27, 2011) without further notice, so that the applicant can submit the revised parking plan. Seconded by Fuerderer. Vote: All in favor.

B. OTHER APPLICATIONS –

1. Sign Applications - Saxton Sign Corp., on behalf of Bob Rountree, wishes to install a 73 s.f. free-standing sign and a 21 s.f. attached sign on property situated at 119 Monadnock Highway, shown at Tax Map 18, Lot 87-2 situated in the Business District. There was no representation present. Davis asked Carbonneau if the visibility would be the same. Carbonneau replied that it will meet the setbacks. Motion by Thieme to approve sign applications. Seconded by Fuerderer. Vote: All in favor.

C. DISCUSSIONS/OTHER BUSINESS –

1. Other business as may be required.

The Board reviewed the December 23, 3010 minutes. Motion by Fuerderer to approve minutes. Seconded by Thieme. Vote: Page, Self and Fuerderer in favor, with two abstaining (Davis and Thieme). Motion carries.

Carbonneau reminded the Board of important upcoming dates: January 19th through January 28th is filing period for town offices. February 8th is the deliberative session. March 8th is the Town vote.

Carbonneau also reminded the Board that they were lacking alternate members.

Motion by Fuerderer to adjourn. Seconded by Thieme. Vote: All in favor.

Meeting adjourned at 7:45.

Submitted by,

Donna Munson
Recording Secretary