

**SWANZEY PLANNING BOARD MINUTES
MARCH 2, 2006**

[Note: Minutes are not final until review 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 Swanzeay Planning Board was called to order at 7:00 p.m. by Chair Glenn Page. Members present: Glenn Page, Scott Self, June Fuerderer, Dick Lane, Charles Beauregard, Sr. and alternates David Osgood and Victoria Barlow. Barlow was seated for Scott Lambert. Town Planner Sara Carbonneau was also present. The agenda for the evening's meeting was read and the following matters were addressed:

A. PUBLIC HEARINGS –

None scheduled.

B. OTHER APPLICATIONS – The following applications are being reviewed for completeness only. Comments will be limited to the completeness of the applications only.

1. Site Plan Review Application – Lawrence Septic Design, agent on behalf of Lawrence Realty, LLC, wishes to construct a 1500 s.f. storage building on property situated at 18 West Swanzeay Road and shown at Tax Map 38, Lot 3 situated in the Commercial/Industrial Zoning District. In addition, the applicant has submitted a multi-tenant application in order to utilize the existing 4000 s.f. building for office space for a plumbing & hearing company. Charles Lawrence appeared before the Board on behalf of the Applicant. No abutters were present.

Lawrence stated that the 1500 s.f. building will be for storage only. Once the building is constructed, the two existing storage trailers will be removed from the property. Lawrence noted that the storage building will have electricity and may have heat.

Lawrence presented the Board with a request for a waiver from strict compliance with the landscaping requirements. Lawrence described to the Board the landscaping proposed.

Board members reviewed the parking. Carbonneau noted that there are 26 parking spaces provided, meeting the Town's requirements.

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Board members requested that the application be corrected (it lists only the 8 existing parking spaces) and initialed by the applicant.

Motion by Self to accept the application as complete with the condition that the application be corrected (and initialed by the applicant) to list that 26 parking spaces are provided. Seconded by Fuerderer. Vote: All in favor.

2. Subdivision Application – Broadvest Properties, Inc. wishes to subdivide Tax Map 20, Lot 153 into 18 lots. The subject premises are located off Arrowcrest Drive and situated in the Business Zoning District. Tax Map 20, Lot 153 currently consists of 33.647 acres. Shane Lampinen and Randy Bragdon (engineer from Souhegan Valley Engineering) appeared before the Board. Abutting property owners Bob Goodrich and Leo and Joyce LeClerc appeared before the Board.

Bragdon reviewed the plans before the Board. The proposal is for an 18 lot subdivision (including the current house on Map 20, Lot 153). Each lot meets the minimum 1 “dry” acre requirement. Plans include test pit data, 4-K site, road profile and road construction details. It was noted that 4 wetlands crossings are proposed. A wetlands permit will be required from the State. Bragdon stated that they have met with the Conservation Commission regarding this project.

Bragdon stated that a road connecting the proposed subdivision to the Marcy Hill Road project is proposed (“Birchview Drive”). “Birchview Drive” would be located over property owned by the Town of Swanzey.

Bragdon stated that water storage in the form of a fire pond is shown on the plans. It is estimated that at least 30,000 gallons of water would be available in the fire pond. In addition, the plans reflect a “gravel fire pullout area” near the fire pond for access.

L. LeClerc inquired if his well would be negatively impacted by the proposed development. Bragdon stated that LeClerc’s property is uphill from the proposed development and his well should not be impacted by the development.

Bragdon provided the Board with a plan indicating that driveways could be constructed on site meeting all Town requirements. The updated plans also reflect revised locations for the 4-K area, as some of the prior locations of the 4-K areas overlapped the protective well radii. Bragdon stated that the revised plans have been submitted to DES Subsurface Systems Bureau for State Subdivision approval. Bragdon stated that all well radiuses are contained within each lot with the exception of 1 lot, for which a waiver has been requested from DES.

Motion by Self to accept the application as complete. Seconded by Fuerderer. Vote: All in favor.

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C. DISCUSSIONS –

1. John Arnone wishes to discuss potential modifications to a previously approved site plan. Arnone stated that he would like to remove most of the arcade games inside of the building and add tables for additional restaurant seating. Arnone has spoken with Code Enforcement Officer Weston and Fire Chief Karasinski regarding this change and both see no issues with the proposed modification. The maximum occupancy of the space with tables is 49. Board members felt that this was a minor change and does not require any further action on the part of the Board.

Motion by Beauregard to adjourn. Seconded by Lane. Vote: All in favor. Meeting adjourned at 7:45 p.m.

Submitted by,

Sara H. Carbonneau
Town Planner