

**SWANZEY PLANNING BOARD MINUTES
OCTOBER 19, 2006**

[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 October 19, 2006 meeting of the Swanzeay Planning Board was called to order at 7:00 p.m. by Chair Glenn Page. Members present: Glenn Page, Charles Beauregard, Sr. (arriving at 7:15 p.m.), Scott Self, Richard Lane, Victoria Barlow, Selectmen's Representative Nancy Carlson and alternate Davie Osgood. Town Planner Sara Carbonneau was also present. Osgood was seated for Fuerderer. The agenda for the evening's meeting was read and the following matters were addressed:

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

A. PUBLIC HEARINGS –

1. Subdivision Application. Robyn Lane Romano wishes to subdivide Tax Map 13, Lot 7 into 2 lots. The subject premises are located on CL Lane and situated in the Rural/Agricultural Zoning District. Tax Map 13, Lot 7 currently consists of 10.91 acres. The proposed lots will be 3.48 acres and 7.43 acres. Carbonneau stated that Romano has requested a continuance to the December 7, 2006 meeting of the Board. Motion by Lane to continue this matter to December 7, 2006 at 7:00 p.m. without further notice. Seconded by Barlow. Vote: All in favor.

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

1. Site Plan Review Application. Alan Lehtola wishes to construct a 720 s.f. building to be utilized for cold storage of new automobile parts for the existing business. The property is situated at 594 Monadnock

Highway and shown at Tax Map 3, Lot 1-2 situated in the Business Zoning District. Alan Lehtola appeared before the Board.

Lehtola stated that he wished to construct a 20' x 36' building (720 s.f.) in which to store new automobile parts. Lehtola stated that the building would not be heated.

Lehtola stated that the proposed location is a "flat area that has pavement all around it." Board members requested that Lehtola amend his plans to reflect the existing conditions on the property, including the extent of the existing pavement.

Lehtola stated that parts vehicles are located in the areas designated as the remote parking area. The other vehicles parked on site are awaiting body work.

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

2. Notice of Voluntary Merger – Tax Map 40, Lot 2 and Tax Map 40, Lot 3-2; property situated off Eaton Road owned by William S. Felton. Board members reviewed the proposed merger and the supporting assessing documentation. Motion by Barlow to approve the voluntary merger. Seconded by Self. Vote: All in favor.

C. DISCUSSIONS –

1. Discussion with Paul Zipher re Kia of Keene. Zipher stated that during construction of the addition, concerns have been brought to light about the structural integrity of the existing building. Zipher stated that they would like to demolish the existing old building and construct a new building. The new building would reduce the square footage by 1,422 s.f. However, the new building would not occupy the same footprint as the existing building and would also require a reconfiguration of some of the parking. Zipher stated that there would be no changes required for the drainage. Zipher also noted that the issues regarding the detention pond are in the process of being resolved. Page felt that the proposed changes would constitute minimal impact and could be done as a modification of the previously approved site plan. It was noted that this could be scheduled for public hearing on November 16, 2006 if a completed application is received by October 26, 2006.

2. Composition of Open Space Committee. Barlow and Carbonneau explained why the Open Space Committee would like to expand the voting membership of the group. Barlow also reviewed some of the activities of the OSC during the past year. Motion by Beauregard to bring this request to public hearing on November 16, 2006 in order to amend the master plan/open space plan. Seconded by Barlow. Vote: All in favor.

3. Zoning Amendments.

a. Wetlands buffers – Carbonneau distributed information regarding wetlands buffers provided by Grace Lilly. Board members are encouraged to review these materials in order to discuss at the next meeting. Beauregard also provided Carbonneau with additional materials regarding wetlands buffers, which Carbonneau will distribute prior to the Board’s next meeting.

b. In-law/accessory apartments. Carbonneau stated that the ZBA would like the Planning Board to consider in-law or accessory apartments. Carbonneau noted that the ZBA has considered a few applications to convert a single family dwelling to a duplex which, for various reasons, have not been successful. ZBA members felt that allowing for in-law or accessory apartments, as part of a single family dwelling, would provide opportunities for the elderly and others to remain in their homes with assistance. Carbonneau will provide Board members with Keene’s accessory apartment ordinance for review.

c. Defining “public sewer.” Board members discussed what is meant by public sewer, with differing opinions. Carbonneau noted that the Zoning Board wrestled with the definition with no clear consensus. Barlow noted that currently a developer can determine where to extend the sewer lines if he has the access and the funds, while restricting others from utilizing the lines. Barlow stated that, in her opinion, this was not public sewer if the general members of the public did not have the right to hook in. In addition, she felt that it should be the Planning Board and Sewer Commissioners who make a joint decision as to where municipal sewer should be run.

It was recommended that Carbonneau obtain maps of the current sewer line locations and water line locations in order to understand what the existing universe of these utilities is and to discuss future utility planning.

Motion by Beauregard to adjourn. Seconded by Osgood. Vote: All in favor. Meeting adjourned at 8:45 p.m.

Submitted by,

Sara H. Carbonneau
Town Planner