

**SWANZEY PLANNING BOARD MINUTES  
OCTOBER 16, 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, Charles Beauregard, Sr., Victoria Barlow, Selectmen's Representative Bruce Tatro and alternate Jeanne Thieme. Thieme was seated for Steve Russell. 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 –**

**1. Site Plan Review Application** – Adventure Limousine wishes to install a 160 s.f. freestanding office trailer to house a transportation business (limousine, taxi, etc.) on property situated at 2 Arrowcrest Drive and shown at Tax Map 16, Lot 20 situated in the Business Zoning District. Paul Thomas (property owner) and Peter Allen from Adventure Limousine appeared before the Board. No abutters were present. Barlow stepped down from the table due to a possible conflict of interest. Public hearing opened.

Carbonneau noted that the applicant has also requested permission to install a 4 four foot wide deck on the north and west sides of the property and has added this information to the site plan. Allen stated that there are 12 business vehicles available.

The applicant has also requested a free-standing sign. Allen indicated that the street number will be located on the sign. Public hearing closed.

Motion by Beauregard to grant the sign application and the site plan review application as amended to include a 4 foot wide porch on the northerly and westerly sides of the office trailer, subject to review and approval by the Code Enforcement Officer and the Fire Inspector. Seconded by Self. Vote: All in favor.

Barlow resumes her seat at the table.

**2. Site Plan Review Application** – Edward & Sharron Thomas wish to construct a 14,760 s.f. building (to be built in 2 phases) to house “Fast Friends.” The proposed facility will contain administrative office space, a training/activities room, veterinary office space, a dog daycare area, a small retail area, a kennel area, and storage areas. The property is shown on Tax Map 38, Lot 18 situated in the Commercial/Industrial Zoning District. David Bergeron from Brickstone Masons and Sharron and Ed Thomas (on behalf of Fast Friends and as the property owner) appeared before the Board. No abutters were present. Numerous interested citizens were present. Public hearing opened.

Bergeron stated that the application has been supplemented this evening by the following documents:

- Sound readings taken by Fast Friends staff;
- Letter from Richard Powers of Powers Appraisal; and
- Revised lighting plan.

Bergeron reviewed the plans before the Board. Sound information was generated by Fast Friends staff; Bergeron noted that the readings were taken approximately 100 feet from the existing facility in Hinsdale. The readings in Hinsdale also include noise from Route 119, as well as another kennel in the vicinity. Noise levels recorded were in the upper 50s to mid 70s decibel range. Bergeron stated that the noise level is comparable to “normal conversation” levels.

Bergeron stated that Richard Powers (of Powers, Smith real estate appraisers) reviewed the existing location in Hinsdale and spoke with abutters to the Hinsdale facility. The abutters stated that “they had no problems with the minimal noise from the grey hounds.” Powers also reported that he had viewed a facility in Manchester, NH, noting that there was good traffic flow. Powers also reported that he had spoken with a neighbor who “indicated that he had no problems with the [dog] daycare facility.” However, Powers summarized that he was “unable to determine whether or not properties in the area [surrounding the proposed new facility] will suffer diminution of value if Fast Friends develops an adoption and training facility with some day care on this property.”

Bergeron stated that the building would be sprinklered and served by municipal water, as well as municipal sewer. Water and sewer serving the premises would enter from the east side of the property, over a granted easement. Heat would be provided via propane tanks located at the southwesterly corner of the building. The dumpster will be located at the southwesterly corner of the premises and would be screened by a 4’ high fence. Bergeron stated that the electric service would enter from Route 10.

Bergeron stated that the facility will generate between 50 to 80 vehicle trips per day. 33 parking spaces have been planned. The lights on the parking lot will be reduced after 10 p.m. or so, as reflected in the

revised lighting plan. However, some lighting will remain on as the building will be staffed 24 hours/day.

Bergeron noted that NH-DOT is requiring the curb cut at Route 10 to be wider than the actual driveway (28 feet at the curb line, with a 20 foot wide driveway further into the property). The driveway will be paved; parking areas to the north and the west of the building will be gravel.

Bergeron described the building, noting that they are proposing that the building will be tan with a green metal roof.

Carbonneau requested clarification from the Board as to the scope of tonight's application review. Board members confirmed that the proposed full build-out (structure consisting of 14,760 s.f.) was being considered. S. Thomas noted that the maximum number of dogs available to be housed on the premises is 64 (versus the estimate of up to 100 provided at the last meeting).

Barlow stated that she would like to see additional screening provided on the northerly and westerly side of the property. It was suggested that landscaping be provided on the westerly side of the property for a distance of approximately 170 feet (not including the area around the dumpster, as that is already landscaped and fenced). The landscaping will consist of 4 to 6 foot high evergreens, 10 to 15 feet on center. Suggested landscaping on the northerly side of the property included 4 to 6 foot high evergreens to be planted 10 to 15 feet on center for a distance of approximately 200 feet on the southerly side of the proposed 6 foot high fence. Public hearing closed.

Motion by Barlow to grant the site plan review application subject to the following conditions:

1. Receipt of revised DOT curb cut;
2. Receipt of sewer discharge permit;
3. Landscaping plan to be amended to included the following:
  - a. 4 to 6 foot high evergreens to be planted on the westerly side of the property for a distance of approximately 170 feet, with trees to be planted 10 to 15 feet on center; and
  - b. 4 to 6 foot high evergreens to be planted 10 to 15 feet on center for a distance of approximately 200 feet on the southerly side of the proposed fence located on the northerly property line.

Seconded by Self. Vote: All in favor.

**3. Site Plan Review Application** – Howard F. Smith, Jr. wishes to utilize the existing garage on the premises for a tire sales and installation shop, together with providing state inspections. The property is situated at 608 West Swanzey Road and shown at Tax Map 57, Lot 2 situated in the Business Zoning District. The property is owned by William F. Mullen. Smith and Mullen appeared before the Board. No abutters were present. Public hearing opened.

Smith provided the plan with a revised site plan. Smith proposed 4 box trailers to be located on the easterly side of the garage building for

tire storage. Smith also proposed 2 roll-off trailers to be located on the southerly side of the garage for “junk” tire storage. It was later suggested that the “junk” tire storage occur on the easterly side of the garage building, as storage on the south side of the building would not meet applicable setback requirements.

Smith stated that the garage consists of 3 bays; Smith noted that some work would need to be conducted outside due to height limitations of the bays. This would, in all likelihood, occur in front of the building on the concrete slab area.

Board members reviewed the revised plan. Board members requested that Smith “beef-up” his site plan – indicating the number of parking spaces; the parking spaces need to be drawn to scale; distances to property lines of the storage trailers; limits of the tire business use on the property (essentially, the dividing line between the residential use and the business use); location of existing trees/vegetation, etc.

Board members discussed the northerly driveway. Smith stated that if he does not receive permission from NH-DOT to utilize the northerly driveway, he will not pursue locating his business at this location.

Motion by Self to continue the public hearing to Thursday, November 6, 2008 at 7:00 p.m. without further notice. Seconded by Fuerderer. Vote: All in favor.

## **B. DISCUSSIONS/OTHER BUSINESS –**

**1. Zoning 2008** – Discussion regarding potential zoning amendments. Carbonneau provided the Board with draft zoning amendments for DISCUSSION PURPOSES ONLY (see attached).

a. Industrial Park. Board members felt that the rezoning from business to industrial park was fine. Board members had questions regarding the rezoning from residence to industrial park and asked if Jim Phippard could appear at the next meeting of the Board to provide additional information (including topography, wetlands, proposed development plan, etc). Board members felt that if both the business and residence districts are to be rezoned to industrial park, that the zoning request be set forth as two separate questions.

b. Function Halls. Board members agreed that this should be included in the 2009 amendments. Self suggested a definition of function halls as follows: “A building or part thereof used primarily for conducting activities such as suppers, banquets, receptions, meetings and other functions attended by large groups of people for a single event.” Board members suggested that the following be added at the end of the definition “and may or may not include kitchen facilities.” Board members were satisfied with Self’s definition as amended.

c. Indoor Auctions. Board members agreed that this should be included in the 2009 amendments.

d. Shoreland Protection District. Board members discussed the Town's shoreland protection district in length and came to the conclusion that a significant difference between the Town's ordinance and the State's regulations relates to the primary structure setback.

The Board also discussed the Town's shoreland protection zone around Swanzey Lake. After analyzing the Town's ordinance and the State's regulations, it was determined that the Town did not have any regulations in place that would affect or regulate the protected shoreland from 250 feet to 1000 feet from the reference line.

Board members acknowledged that it is important to protect the hillsides around Swanzey Lake (and other water bodies). However, Board members determined that the Town's regulations, as currently exist, do nothing to protect the hillsides.

Carbonneau also noted that the Town's shoreland protection district only regulates Swanzey Lake, Wilson Pond, the Ashuelot and the South Branch. Carbonneau stated that the protected shoreland pursuant to RSA 483-B also now includes other waterways (including 4<sup>th</sup> order streams).

The Board also discussed the fact that the current ordinance has a different primary structure setback from lakes (125 feet) versus from rivers (50 feet). Board members felt that the more stringent setback for primary structures of 125 feet should apply to all protected shorelands.

Board members suggested that the entire shoreland protection district regulation be re-written to essentially state as follows:

1. List the protected shorelands (as set forth pursuant RSA 483-B).
2. The Town's protected shorelands are governed by RSA 483-B with the exception that the Town has adopted a more stringent primary structure setback; the primary structure setback adopted by the Town of Swanzey is 125 feet from the reference line.

e. Section III.P. (elderly housing). Board members agreed that this provision should be deleted, as it is more restrictive than the Town's existing regulations governing multi-family housing. The Board felt that opportunities to provide for senior housing should not be more restrictive than opportunities for multi-family housing.

f. Section III.A. Board members will discuss the suggestion to delete this section in its entirety at its next meeting.

g. Section III.U.6. Board members will discuss the suggestion to delete the use of outbuildings for home occupations at its next meeting.

h. Add new section regarding accessory dwelling units. Board members will discuss this suggestion at its next meeting.

i. Revision to non-conforming structure ordinance. Board members will discuss this suggestion at its next meeting.

**2. Minutes from October 2, 2008** – Motion by Beauregard to approve the minutes from October 2, 2008 as submitted. Seconded by Fuerderer. Vote: All in favor.

Motion by Beauregard to adjourn. Seconded by Fuerderer. Vote: All in favor. Meeting adjourned at 9:15 p.m.

Submitted by,

Sara H. Carbonneau  
Town Planner