

**SWANZEY PLANNING BOARD MINUTES  
JULY 17, 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 Swanzeay Planning Board was called to order at 7:00 p.m. by Chair Glenn Page. Members present: Glenn Page, Scott Self, Victoria Barlow, June Fuerderer, Charles Beauregard, Sr., Selectmen's Representative Nancy Carlson and alternates David Belletete and Jeanne Thieme. Town Planner Sara Carbonneau was also present. Belletete was seated for Steve Russell. The agenda for the evening's meeting was read and the following matters were addressed:

**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 constructed as having the potential for regional impact. Seconded by Beauregard.

**A. PUBLIC HEARINGS –**

**1. Site Plan Review Application** – Jeffrey Sevene wishes to utilize a portion of the premises and an existing garage situated at 138 Pine Street for an excavation and construction service business. The property is shown at Tax Map 57, Lot 118 situated in the Business Zoning District. The property is owned by Jeffrey Cournoyer. Jeff Sevene appeared before the Board. Numerous abutters and interested citizens were present. Public hearing opened.

Page stated that he viewed the site after the last Planning Board meeting and felt that the Board may want to conduct a site visit. Page also noted that the applicant should provide a complete inventory of the equipment and materials to be stored on site and a detailed site plan indicating where each piece of equipment will be stored.

Motion by Fuerderer to continue the public hearing to Saturday, July 19, 2008 at 8:00 a.m. at the property situated at 138 Pine Street; at the conclusion of the site visit the public hearing will then be continued to the Board's next regularly scheduled meeting on August 7, 2008 at 7:00 p.m. without further notice. Seconded by Belletete. Vote: All in

favor. Page noted that the public is invited and encouraged to attend the site visit.

**2. Boundary Line Adjustment Application** between Tax Map 19, Lots 97-2 and 97-2. Both lots are owned by 234 Old Homestead Highway Realty, LLC (formerly Medicare Properties, LLC). The properties are located off Old Homestead Highway and located in the Business and Industrial Park Zoning Districts. Bergeron presented the application on behalf of the property owner. A few abutting property owners and interested citizens were present. Public hearing opened. Bergeron stated that the existing property line between the two lots runs in a north/south direction. The adjusted property line will run in an east/west direction.

Bergeron stated that the Planning Board may be approached later in the year, when it is considering zoning amendments, to rezone the properties located along Route 32 and within the TIF district from Business District to Industrial Park District. Public hearing closed.

Motion by Self to grant the boundary line adjustment application. Seconded by Beaugard. Vote: All in favor.

**3. Site Plan Review Application** – Moore Nanotechnology Systems, LLC wishes to construct a 57,062 s.f. office and manufacturing facility (35,140 s.f. in Phase I and 21,922 s.f. in Phase II) on property situated off Old Homestead Highway and shown at Tax Map 19, Lots 97, 97-2 and 97-3 situated in the Business and Industrial Park Zoning Districts. David Bergeron from Brickstone Masons, Charles Michal from Weller & Michal Architects and Tom Duppell from Moore Nanotechnology appeared before the Board on behalf of the applicant. A few abutting property owners and interested citizens were present. Public hearing opened.

Bergeron provided the Board with revised plans. Bergeron noted that the building footprint and square footage, as well as the configuration of the customer parking area, have been changed slightly from the plans presented on July 3<sup>rd</sup>. In addition, the landscaping plan was modified in accordance with comments made at the last meeting. Other than the changes described above, the plans have remained basically the same.

Bergeron stated that the project needs Site and Driveway Permits from NH DOT (for Route 32) and Town of Swanzey (for Safford Drive).

Michal reviewed the color samples for the proposed building, as well as the building design. The brighter yellow shade on the building elevations submitted at the first meeting has been replaced with a more muted/subdued yellow.

Duppell stated that they foresee operating from 6 a.m. to 6 p.m. (essentially, a single shift), as the business is “heavy on the engineering side.”

Michal stated that the building will utilize propane for heat. It was noted that the building will be fully sprinklered. Bergeron will provide final plans showing the location of the tanks.

Board members discussed whether a waiver of the parking lot landscaping requirements was necessary. Upon review of the final plans, Board members determined that a waiver was not necessary. Public hearing closed.

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

1. Review and approval of the Fire Inspector and the Code Enforcement Officer of the final building plans;
2. That the applicant and the Town explore the possibility of locating utilities underground along Safford Drive; and
3. Receipt of the following permits:
  - a. Site Specific (Alteration of Terrain) Permit;
  - b. Wetlands Permit;
  - c. Driveway Permits.

Seconded by Belletete. Vote: All in favor.

**4. Multi-Tenant Application** - S.W. Cole Engineering wishes to use a portion of the premises situated at 140 Monadnock Highway for offices for an engineering firm. The property is shown at Tax Map 18, Lot 69 situated in the Business Zoning District. The property is owned by Kenneth Bergeron. Andrew Michaud from S.W. Cole appeared before the Board. No abutters were present. Public hearing opened.

Michaud corrected the application to note that there was be up to 6 employees at the site, with 6 parking spaces allocated to the business. Michaud stated that the area of the space being rented is between 1400 and 1500 s.f. Public hearing closed.

Motion by Beauregard to grant the multi-tenant application. Seconded by Belletete. Vote: All in favor.

## **B. OTHER APPLICATIONS –**

**1. Free-Standing Sign Permit Application** – Lisa Mango/Keith Thibault wish to install a 4 s.f. free-standing sign on property situated at 718 Old Homestead Highway, situated in the Residence Zoning District. Board members reviewed the application, noting that the sign met all applicable zoning regulations. Motion by Self to grant the sign application. Seconded by Beauregard. Vote: All in favor.

**The following applications are being reviewed for completeness only. Comments will be limited to the completeness of the application only.**

**2. Subdivision Application** – Lawrence & Karen Elliott wish to subdivide Tax Map 31, Lot 14 into 3 lots. The subject premises are located off South Road and Goodell Avenue and situated in the Residence and Shoreland Protection Zoning Districts. Tax Map 31, Lot 14 currently consists of 13.39 acres. The proposed lots will be 7.88 acres +/-, 1.96 acres and 3.55 acres. L. Elliott, K. Elliott and Joe DiBernardo, licensed land surveyor, appeared before the Board.

DiBernardo presented revised plans to the Board, reconfiguring the lots on the north side of the South Branch River to 1.58 acres and 3.94 acres. DiBernardo stated that they reconfigured the lots so that the 4K area would fit entirely within each lot.

Motion by Self to accept the application as complete. Seconded by Beauregard. Vote: All in favor. Board members agreed that a site visit would occur on Saturday, July 19, 2008 at 8:45 a.m.

**3. Site Plan Review Application** – Ed Thomas dba Thomas Transportation wishes to utilize the property situated at 93 Monadnock Highway for offices and maintenance facility for Thomas Transportation. In addition, the applicant seeks permission to construct an 1800 s.f. addition to the existing structure. The property is shown at Tax Map 18, Lot 134 situated in the Business Zoning District. Ed Thomas and David Bergeron from Brickstone Masons appeared before the Board.

Bergeron reviewed the plans before the Board, noting that Thomas does not plan any changes to the property with the exception of an 1800 s.f. addition. In addition to the transportation services currently provided by Thomas Transportation, Thomas plans on providing rentals vehicles. Fleet service will be conducted on site, including service to the rental vehicles. Thomas noted that, on occasion, vehicles that are being retired from the fleet (including the rental vehicles) will be offered for sale on site. Sign applications will be submitted for consideration at the public hearing.

Bergeron stated that there are two waste water systems on site. The septic system services the bathroom facilities, sinks, etc. In addition, there is a 2000 gallon holding tank that collects water used in vehicle detailing. This tank has an alarm system and is permitted by the State.

Bergeron stated that waste oil will be burned in a waste oil furnace.

Board members discussed the prior practice of parking on the grassed areas. Thomas stated that this will not occur. It was noted that parking in the grassy areas is an encroachment on the State's right of way.

Motion by Beauregard to accept the application as complete.  
Seconded by Belletete. Vote: All in favor.

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

**1. Renewal of Excavation Permit** – South Branch Group requests renewal of its excavation permit for the Kempton Road pit, shown at Tax Map 86, Lots 2 & 3, situated in the Rural/Agricultural Zoning District. Steve Bedaw was present on behalf of South Branch Group. The Planning Board noted receipt of a letter from NH-DES dated July 3, 2008 approving the restoration plan for the property. Since South Branch Group has a plan to restore the property that has been approved by NH-DES, Belletete moved to grant the excavation permit, said permit to expire on July 17, 2010. Seconded by Beauregard. Vote: All in favor.

**2. South Branch Group – South Road Borrow Pit (Map 24, Lot 58)** – Update regarding disposition of demolition debris from the Mt. Caesar School Playground. Steve Bedaw was present on behalf of South Branch Group. Bedaw stated that the playground demolition debris remains on the property owned by Howard Smith, Jr. Carbonneau stated that the Board conditionally approved the issuance of the excavation permit at its May 15, 2008 meeting, subject to the following conditions: “that the debris from the form Mt. Caesar playground is removed no later than June 15, 2008 and that a written statement is provided to the Board providing evidence that the debris was disposed of in accordance with NH-DES regulations.” Board members felt that this matter should be continued to the next meeting on August 7, 2008 in order to, hopefully, achieve resolution of the demolition debris issue. Bedaw agreed to keeping this matter on the agenda for that date, in order to “keep the pressure on and get this matter resolved.”

**3. Minutes from July 3, 2008.** Motion by Beauregard to approve the minutes from July 3, 2008. Seconded by Barlow. Vote: All in favor.

Motion by Beauregard to adjourn. Seconded by Fuerderer. Vote: All in favor. Meeting adjourned at 8:50 p.m.

Submitted by,

Sara H. Carbonneau  
Town Planner