

**SWANZEY PLANNING BOARD MINUTES
SPECIAL MEETING - MARCH 23, 2010**

Note: Minutes are not final until approved by the Board. Review and approval of minutes generally takes place at the next regularly scheduled meeting of the Board.

The special meeting of the Swanzey Planning Board was called to order at 7:00 p.m. by Chair Glenn Page. Members present: Glenn Page, Joe Smith, Scott Self, June Fuerderer, Jeanne Thieme, Jeff Goller and Selectmen's Representative Deb Davis. Town Planner Sara Carbonneau was also present. The agenda for the evening's meeting was read and the following matters were addressed:

Page introduced the Planning Board Sub-committee members as follows:

- Glenn Page, representing the Planning Board
- Theresa DiLuzio, representing the Open Space Committee
- Deb Crowder, representing the Conservation Commission
- Greg Johnson, representing the Economic Development Advisory Cmte.
- Nancy Carlson, representing the Board of Selectmen
- Bob Beauregard, at-large member (not present this evening)
- Steve Russell, former representative from the Planning Board (not present this evening)
- Victoria Barlow, former representative from the Planning Board.

Also introduced were Dan Zeh (a conservation biologist and member of the Open Space Committee, who provided mapping assistance to the Sub-Committee), and representatives from Yale University - Attorney Maureen Massa (Associate General Counsel in the Office of the Vice President and General Counsel) and Richard Campbell (Forest Manager) from the School of Forestry and Environmental Studies.

Carbonneau gave an overview of the work of the sub-committee, noting that the Sub-Committee's objective was to investigate ways to protect the natural resources in the northwest corner of town (noting that much of this land was owned by Yale), while, at the same time, maintaining lands appropriate for

commercial development. Carbonneau noted that after much work, the Sub-committee came to a consensus regarding a plan that will hopefully accomplish these sometimes divergent goals. Carbonneau stated that there are two primary components to the plan - a rezoning of land between Matthews Road and West Swanzey Road (Route 10) that is currently owned by Yale (rezoning lands currently zoned Commercial/Industrial and Rural/Agricultural to Industrial Park) and the creation of a new zoning district (tentatively titled "Forest Conservation District"), which would include other lands owned by Yale, as well as lands owned by others.

Dan Zeh presented maps depicting various physical attributes of land in Town (such as unfragmented lands, aquifers, prime farmland soils, hydric soils, etc.). Using a computer program, these natural resource attributes were ranked resulting in a visual depiction of geographic areas with the greatest natural resource diversity. Zeh noted that some of the higher values involve the rivers and the abutting lands.

Carbonneau presented information regarding the proposed "Forest Conservation District," explaining the purpose and intent, the permitted uses, uses permitted by special exception and dimensional requirements. Carbonneau stated this is conceptual at this point - simply a draft of a proposal, noting that the Sub-Committee is looking for feedback regarding concepts presented this evening.

Page reviewed the Industrial Park concept for the property situated between West Swanzey Road (Route 10), Matthews Road and north of Ash Hill Road. Page noted that this property has ready access to 3-phase power, water, sewer and transportation networks. Page stated that the Sub-committee felt that the existing Industrial Park zoning regulations provided a better framework for the type of development the Town would like to see in that area (versus the Commercial/Industrial district zoning that would allow fast food restaurants and assorted retail use). In addition, Carbonneau noted that the current Commercial/Industrial district as configured results in strip zoning.

COMMENTS FROM YALE

Massa pointed out that the proposed changes were not made at the request of Yale and that Yale was not involved in developing the proposed plan. Massa stated that they were in attendance in response to an invitation issued by the Town in order to get a further understanding of the master planning concepts being developed for this area of town.

Campbell stated the School of Forestry and Environmental Sciences is committed to preserving the environment and community sustainability. It is his hope that Yale would keep the working forest in line with the studies of the school.

It was noted that Yale has no current plans to develop or sell the property. However, it was added that the school may be open to "value trades" (basically, exchanging a smaller lot for a lot of greater acreage); "value trades" have occurred in the past.

FLOOR OPEN TO COMMENTS

Carbonneau provided "Rezoning by the numbers"

988 acres	Current Commercial/Industrial Zone Route 10
469 acres	Commercial/Industrial Zone after proposed changes
278 acres	Proposed new Industrial Park zone Route 10
747 acres	Commercial/Industrial Zone & Industrial Park zone Route 10 after proposed changes
2,466 acres	Proposed Forest Conservation District

Carbonneau noted that existing zoning promotes strip development along Route 10 and the Planning Board Workgroup felt that this was not something that the town wanted. Carbonneau also noted that there are areas off Route 10 that are currently zoned Commercial/Industrial that have serious limitations on availability of public water and sewer.

What is meant by renewable energy resources? Wind towers, etc. (RSA 162-H).

Crowder - Felt that the Sub-committee developed a reasonable compromise with the least amount of impact on the forest lands.

Buckley - The Forest District excluded Mt. Cresson. Why didn't the committee propose to extend to include this land? Page noted that the Mt. Cresson property is already protected (LCIP).

Lilly - The Forest Conservation District only considers a certain area in Town. Why not the whole town? Carbonneau - consider one section at a time, see how things work. Carbonneau noted that this was a major change and that it is better to take it slow.

Page read email from Stepenuck:

Look at other lands that are adjacent.

Bobcat study monitoring the movement of 12 Bobcats.
Would like to include Mt. Cresson.
Address why we need commercial/industrial zone there. Page: To preserve parcels that could be used in the future when the economy improves. Page also noted that the uses permitted in the Industrial Park zoning were more in keeping with the rural character of the town. Page stated that an Industrial Park can be designed to maintain the University's goals by establishing appropriate buffers and other conditions for development.

Campbell and Massa stated that they had received a copy of Stepenuck's letter. They noted that while some of Stepenuck's questions/comments came to mind when the initially reviewed the proposed master plan concepts and proposed forest conservation district zoning, they stated that they clearly understood the Sub-committee's intent and understood why the Sub-committee was considering such a proposal.

Campbell – Would change in zoning change Yale's tax obligation? Page – No.

Can University land be used for open hunting? Campbell – Yes, but no motorized vehicles.

Motion by Self to adjourn. Seconded by Davis. Vote: All in favor.
8:25 p.m. meeting adjourned.

Respectfully submitted,

Donna Munson
Recording Secretary