

**SWANZEY PLANNING BOARD SUB-COMMITTEE
MINUTES - APRIL 6, 2010**

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

Chair Glenn Page called the meeting to order at 4:00 p.m. Sub-committee members present: Glenn Page, Scott Self, Bob Beauregard, Theresa DiLuzio and Greg Johnson. Sub-committee members Deb Crowder and Nancy Carlson were not present. Also present were Town Planner Sara Carbonneau and interested citizen Barbara Skuly.

1. Comments/feedback regarding March 23 meeting. Carbonneau provided a copy of Richard Campbell's e-mail of March 26. Page stated that he felt that the meeting went very well and was pleased by the attendance.

2. District Boundaries - Discussion regarding whether Mt. Cresson should be included within the Forest Conservation District. It was noted that Mt. Cresson is protected via the LCIP designation. In addition, the areas surrounding Mt. Cresson have existing residential uses on them and would more appropriately remain in the Rural/Agriculture or Residence Districts.

Discussion regarding whether additional lands should be designated as Forest Conservation District (FCD) - it was questioned why other areas in Town were not included in the proposed FCD. Sub-committee members felt that it was important to "take it slow," as the proposed FCD is a major change to the existing zoning regulations. Carbonneau stated that the justification for the proposed FCD in the northwest section of town has been established and that the Sub-committee's focus was on that particular section of town. There may be other areas in Town that may be appropriate for FCD designation, but those areas were not addressed at this time. Beauregard noted that it is important to pursue this re-zoning incrementally, because if "you bite off too much, you may not end up with anything."

Carbonneau stated that she had received a suggestion that district boundaries follow lot lines, to the greatest extent possible. Self noted

that it may be difficult to define the districts in that manner and felt that the district boundaries should follow the easiest to define lines that meet the intent of the district. Carbonneau noted that the Planning Board has dealt with lots split by district boundaries for many years and has been effective in doing so.

3. Rear lot provision - Carbonneau stated that the rear lot provision (as it currently exists) would apply to the FCD. The Sub-committee felt that the rear lot provision was not appropriate in the FCD, but was appropriate in all other zoning districts. This language will need to be changed in the ordinance. In addition, Sub-committee members felt that provision III.M.5. should be changed from "There is to be only one housing unit using such access and on such rear lot as provided herein," to reflect that there could also be a non-residential use of a rear lot.

4. Permitted uses and uses permitted by special exception - Sub-committee members decided that "primitive campgrounds" should be deleted from the list of uses permitted by special exception, due to the potential negative impacts.

Section C.c. should be modified to reflect "cross-country ski trails, conducted as a business."

Renewable energy facilities provisions were discussed briefly. It was determined that the Sub-committee would discuss this in detail at its next meeting, after being provided a copy of RSA 162-H. Self provided suggestions for modifications to the proposed language (see attached).

Carbonneau asked that the Sub-committee members review the proposed uses and be prepared to discuss at the next meeting if there should be additions or deletions to the proposed ordinance.

5. Next meeting scheduled for Monday, May 3rd at 4 p.m.

Submitted by,

Sara H. Carbonneau
Town Planner

Self's suggestions for modifications to proposed FCD zoning Section C.f.i.:

The Zoning Board of Adjustment shall, at the expense of the applicant, engage the services of professional consultants to review and comment on the proposal, and testimony of the applicants and/or their agents relating thereto.

In their proposal, each applicant for a special exception for a renewable energy facility shall indicate in reasonable detail the primary fuel source to be used, demonstrate that there is adequate long term supply available for the project, and indicate the means of transportation and routing of any off-site fuel supply to the site.

The means of transportation, and/or the routing of such [long term fuel supply] may be grounds for denial of the special exception.