

**SWANZEY PLANNING BOARD MINUTES  
FEBRUARY 21, 2008**

**[Note: Minutes are not final until reviewed and approved by the Board. Review and approval 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, June Fuerderer, Scott Self, Charles Beauregard, Sr., Victoria Barlow, Selectmen's Representative Deb Davis and alternates David Belletete, Dave Osgood and Jeanne Thieme. Town Planner Sara Carbonneau was also present. The agenda for the evening's meeting was read and the following items 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 be reasonably construed as having the potential for regional impact. Seconded by Beauregard. Vote: All in favor.

**A. PUBLIC HEARINGS –**

**1. Home Occupation Application –** David Belletete wishes to utilize the property situated at 76 Aldrich Road for office work associated with his off-site remodeling business. The property is situated in the Residence Zoning District, shown at Tax Map 23, Lot 9-4. Belletete steps down from the table, as he is the applicant in this matter. No abutters were present. Public hearing opened.

Belletete stated that he is a building/remodeling contractor. He wishes to utilize his home for billing and the preparation of estimates and drawings. Belletete stated that no customers would come to the house and that no signs or additional parking were required. Public hearing closed.

Motion by Fuerderer to grant the home occupation application subject to review and approval by the Fire Inspector. Seconded by Self. Vote: All in favor.

Belletete resumes his seat at the table.

**2. Site Plan Review Application –** SAR Realty of Langdon, LLC wishes to utilize the structure situated at 258 Old Homestead Highway for a business consisting of collection services for financial institutions. The property is

shown at Tax Map 19, Lot 99 situated in the Business Zoning District. John Revilla from SAR Realty appeared before the board. Abutting property owner Joshua Schroeder was also present. Public hearing opened.

Board members reviewed the revised site plan requested at the last meeting. In addition, Board members received an e-mail from NH-DOT District IV stating that no changes would be required to the existing curb cut. Revilla stated that the driveway would have a clearly marked entrance and exit. However, Revilla noted that this was not a requirement by NH-DOT.

Schroeder stated that he had spoken with Revilla and it was agreed that screening vegetation would be planted between his property and the proposed parking area. (Schroeder resides at 266 Old Homestead Highway.) It was suggested that 4 foot high (at the time of planting) arborvitae be planted every 3 feet on center for the 120 foot length of the parking area would be appropriate screening.

Revilla stated that the 30 foot by 120 foot parking area would either be gravel or shur-pac.

Revilla stated that there would be no signs on the property advertising the business. Public hearing closed.

Motion by Self to grant the site plan review application subject to review and approval by the Fire Inspector and subject to the condition that 4 foot high (at the time of planting) arborvitae be planted every 3 feet on center for the 120 foot length of the parking area. Seconded by Beauregard. Vote: All in favor with the exception of Davis who abstained from voting.

## **B. OTHER APPLICATIONS –**

**1. Renewal of Excavation Permit** – Lane Construction Company requests renewal of its excavation permit for the “Jennings Pit,” shown at Tax Map 13, Lot 11, situated in the Residence, Rural/Agricultural and Business Zoning Districts. Susan Stacy from Cold River Materials (Lane) was present.

Board members reviewed the existing excavation permit and asked if any concerns regarding the operation of the pit had been expressed to Town staff. Carbonneau stated that to her knowledge there have been no complaints regarding the operation of the Jennings Pit.

Belletete and Davis stated that they had concerns about the impact of gravel trucks on Town roads. Page stated that this pit is located on a State road and it would be up to the State to control.

Carbonneau noted that the Town is in receipt of the every other year update required pursuant to the Site Specific Permit. In addition, Carbonneau noted that the bond certificate is current.

Motion by Self to grant a two year renewal of the excavation permit, said permit to expire March 4, 2010 under the same terms and conditions as the existing excavation permit. Seconded by Beauregard. Vote: All in favor.

**2. Mobile Food Wagon** – Ed Truehart wishes to operate a mobile food wagon at property owned by Edward Scott situated off West Swanzey Road, shown at Tax Map 55, Lot 5. Truehart appeared before the Board.

Truehart stated that he wished to operate a mobile food wagon on weekends only, at this time. He was reminded that if he wished to expand the days of operation, he would need to return to the Board for approval.

Truehart stated that the food wagon would be on-site only on weekends and would be off-site the remainder of the time. Truehart noted that he would be using the existing storage building on site (located by the road) for storage of supplies.

Board members reviewed the site plan and noted that there was adequate parking available on site.

Truehart noted that water and electricity are available at the site. He would also be providing a picnic table or two for seating. Truehart stated that there would be no portable toilet facilities provided, as none were required as the business is strictly “take-out” food. Truehart stated that his gray water would be kept in a storage tank and disposed of off site.

Board members noted that he would need to obtain approvals for the electrical hook up from the building inspector and would need review and approval by the health officer and the fire inspector, in addition to any state licenses required.

Motion by Self to grant permission for Truehart to operate a mobile food wagon subject to an electrical inspection by the building inspector and review and approval by the health officer and the fire inspector, in addition to obtaining appropriate state licenses. Seconded by Barlow. Vote: All in favor.

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

**3. Applications for Site Plan Review and Subdivision** – Southwestern Community Services wishes to construct multi-family housing (38 dwelling units contained within 1 building) on a parcel of land situated off 183 Monadnock Highway. The proposed lot consists of 6.82 acres and is a portion of a 15.98 acre parcel, shown at Tax Map 19, Lot 66, currently owned by Sandra Page. The property is situated in the Business Zoning District. Page stepped down from the table as the property is owned by his wife. Upon motion by Barlow, Self assumed the positing of acting chair.

Due to the fact that no one appeared before the Board on behalf of the applicant, Beauregard moved to table consideration of this matter to Thursday, March 6, 2008 at 7:00 p.m. without further notice. Seconded by Fuerderer. Vote: All in favor.

Page resumes his seat at the table.

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

**1. Orton Family Foundation Grant** – Barlow stated that she would like to provide formal letters of support as part of the grant application package. Board members reviewed a draft letter of support. Barlow answered questions from Board members regarding the grant application. It was noted that a primary goal of the project is to provide opportunities for Swanzey’s citizens to engage in the fabric of the town; noting that broad-based planning efforts are most successful when many diverse venues are utilized and many opportunities for conversation are provided. Motion by Beauregard to authorize Page to sign the letter of support on behalf of the Planning Board. Seconded by Fuerderer. Vote: All in favor.

**2. Alternate Members** – Carbonneau informed the Board that nominations are being accepted through March 14, 2008 at 5:00 p.m. for alternate members. Belletete has already indicated is interest in remaining as an alternate member of the Planning Board. Belletete informed the Board that he wanted to make sure that they were aware that his participation may be somewhat limited during the next year due to work obligations.

**3. Discussion regarding economic development** – Osgood stated that he felt that the Board and the Town should be taking a more proactive role in economic development and encouraging business to locate in Swanzey. Board members discussed how this could be accomplished. Audience member Frank Underwood was present and stated that his community (Berwick, Maine) utilizes an economic development committee that has been very successful. Underwood also stated that Berwick utilized a questionnaire asking residents what type of businesses they would like to see in Town and actively sought those types of businesses.

**4. Minutes from February 7, 2008** – Motion by Beauregard to approve as submitted. Seconded by Fuerderer. Vote: All in favor.

Motion by Beauregard to adjourn. Seconded by Fuerderer. Vote: All in favor. Meeting adjourned at 8:30 p.m.

Submitted by,

Sara H. Carbonneau  
Town Planner