

**SWANZEY ZONING BOARD OF ADJUSTMENT MINUTES  
SITE VISIT – APRIL 2, 2007**

**[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 Swanzey Zoning Board of Adjustment conducted a site visit at property owned by the Jeannette Rondeau Living Trust, situated off Eaton Road, shown at Tax Map 41, Lots 9-2 and 9-3. The site visit was held in connection with an application for a special exception submitted by Ideal Consolidated Services, Inc. to permit the construction of multi-family housing (6 buildings, each having 2 living units therein).

ZBA members present: Bill Hutwelker, Jenn Gregory, Keith Thibault, Robert Mitchell and alternates Bryan Rudgers, Bob Smith and Marty Geheran. Geheran was present in his capacity as an interested citizen, as he had previously stepped down from the table due to a potential conflict of interest. Town Planner Sara Carbonneau was also present. Rob Hitchcock from SVE Associates reviewed the site on behalf of the Applicant. G.B. Johnson and John Woods of Ideal Consolidated were present, as well as numerous abutters and other interested citizens. The public hearing/site visit was re-opened at 5:40 p.m.

Hitchcock stated that it was the applicant's intent to withdraw the pending application after the site visit and to re-submit the application in order to address concerns regarding the fact that abutting property owners (the Jarvises) were not sent legal notice. Yolanda Jarvis stated that since many abutters were present this evening, she would prefer going ahead with the continuation of the public hearing at Town Hall. However, upon questioning, she would not agree to waive any claims that she may have due to inadequate notice. The applicants confirmed that they would withdraw the application at the end of the site visit.

Hitchcock began the site visit with a review of the plan and the project. He noted that no field survey work has been completed yet and that the plan was drawn from USGS maps (topo) and from the Town's tax maps. Locations of the proposed buildings were staked out; Hitchcock noted that distances were drawn from abutting property owner Robbins' property line, as that lot has the most recent survey work.

Test pit locations were viewed, as well as property lines in the area of the proposed buildings. Only the portion of the property that will have

the proposed buildings on it was walked. Numerous drainage swales were seen on the property.

Hitchcock stated that the proposed septic system will be a Clean Solutions System. Many abutters expressed concern about the feasibility of locating a septic system on this property due to the amount of water that runs through the property and the negative effects should the system fail.

The Board also viewed the property across the street (near the intersection of the northerly side of Old Eaton Road and Eaton Road). It was noted that the drainage culverts running under Eaton Road appear to be inadequate and may need to be replaced/upgraded. Board members noted that DPW Director Lee Dunham had previously expressed concern about the inadequate drainage in this area.

Hitchcock withdrew the application at 6:30 p.m. Motion by Gregory to close the public hearing and adjourn. Seconded by Mitchell  
Vote: All in favor.

Meeting adjourned at 6:30 p.m.

Submitted by,

Sara H. Carbonneau  
Town Planner