

**SWANZEY PLANNING BOARD  
SUB-COMMITTEE MEETING – ZONING DISTRICTS  
APRIL 28, 2009**

[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.]

Present: Planning Board members Glenn Page and Victoria Barlow.  
Others present: Dan Zeh, Deb Crowder, Greg Johnson and Steve Stepenuck. Town Planner Sara Carbonneau was also present.

Barlow provided the group with the history behind the Open Space Committee's request that the Planning Board form this sub-committee. Barlow noted that the Master Plan identifies preserving the Town's rural character as being of highest priority. Barlow stated that the chief purpose of the master plan is to aid the planning board in the performance of its duties, which includes the review and proposal of regulations (including zoning ordinances) in order to achieve the goals set forth in the plan.

Crowder added that a very contributor to the Town's rural character is the Yale-Toomey Forest. Crowder stated that some of Yale's property is situated along the Route 10 corridor and is zoned Commercial/Industrial. Crowder stated that it was her opinion that if Yale's property along Route 10 was developed, that it would be a tremendous loss for the community.

Group members asked if Zeh was willing to create maps showing Yale's property and how it is zoned. Zeh stated that he will access information from Yale's website that identifies salient features of Yale's property (such as wetlands information, topography, etc). This mapping will assist members in evaluating the development potential for the property.

The group discussed the limited amount of land in Swanzeay that is zoned for either commercial or industrial uses. Barlow noted that development often follows the availability of public water, sewer and 3-phase power. Decisions as to where these services are to be located is extremely important.

Crowder suggested that commercial and industrial development should not occur on Yale's property and that the Town should be looking at other areas for such uses. It was suggested that expanding the industrial park or creating a new commercial/industrial zone between Route 32 and Route 12 may be an option. Group members expressed willingness to explore all ideas that could help achieve the dual goals of protecting Yale Forest lands from development and supporting economic development.

Carbonneau recommended that the group should strive to report to the Planning Board sometime in late September to early October, if it is interested in proposing amendments to the Zoning Ordinance.

The group set Tuesday, May 19<sup>th</sup> at 4 p.m. as its next meeting date. Zeh was asked if maps depicting Yale's holdings and the features of Yale's property could be ready by that time. Zeh felt that this was a realistic time frame.

Submitted by,

Sara H. Carbonneau  
Town Planner