

**SWANZEY PLANNING BOARD MINUTES
APRIL 19, 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 April 19, 2007 meeting of the Swanzey Planning Board was called to order at 7:00 p.m. by Chair Glenn Page. Members present: Glenn Page, Steve Russell, June Fuerderer, Scott Self, Charles Beauregard, Sr., Victoria Barlow, Selectmen's Representative Nancy Carlson and alternate David Belletete. 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 tonight's agenda could "reasonably be construed as having the potential for regional impact." Motion by Fuerderer that no items on tonight's 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 – Mary and William Ryan wish to utilize the property situated at 129 Westport Village Road for a home occupation consisting of a workshop, studio and gallery for the sale (via the internet and onsite) of artisan products. The property is situated in the Residence Zoning District, shown at Tax Map 88, Lot 1. Mary and William Ryan appeared before the Board. No abutters were present. Public hearing opened.

Board members reviewed the materials provided by the Applicant, as well as the minutes and decision from the public hearing held by the ZBA on March 19, 2007. It was noted that the decision of the ZBA included the following conditions:

- a. Parking spaces for the business use will be limited to 6 spaces;
- b. The outbuilding to be utilized for the application of finishes to wood will be limited to 150 s.f.; and
- c. The maximum hours of operation will be 9 a.m. to 6 p.m. seven days per week.

Page reviewed the application. The proposed shed will be 10 x 14 and will be located away from the house (marked by an "x" on the site plan). W. Ryan stated that the shed will be heated by electric heat. Finished will be stored in a metal cabinet. Code Enforcement Officer Jim Weston stated that

the applicants have spoken with him and he has reviewed the premises. Public hearing closed.

Motion by Beauregard to grant the home occupation application subject to review and approval by the Code Enforcement Officer and the Fire Inspector. Seconded by Barlow. Vote: All in favor.

1.b. Free-Standing Sign Application – The applicants wish to erect a free-standing sign consisting of less than 4 square feet. It will be located approximately 24 feet from the front property line. The sign will be lighted by small uplights. Motion by Russell to grant the free-standing sign application. Seconded by Beauregard. Vote: All in favor.

2. Multi-Tenant Application – Kevin Rose & Terry O'Connor wish to use a portion of the premises situated at 919-931 West Swanzey Road for a retail furniture sales business. The property is shown at Tax Map 71, Lot 11 situated in the Business Zoning District. The property is owned by Robert and Shelley Secord. Robert Secord appeared before the Board. No abutters were present. Public hearing opened.

Secord stated that Rose and O'Connor wish to operate a retail furniture sales business in the space formerly occupied by Tan Oasis. Code Enforcement Officer Jim Weston stated that he has reviewed the building and that only minor (non-structural) modifications are needed for the furniture store.

Carbonneau stated that she has spoken with NH-DOT regarding the change in use and that they are not requiring any changes or modifications to the driveways.

Secord stated that the applicants wish to operate 9 to 5 on Thursday, Friday and Saturday. Board members stated that they would not have any objection to granting the approval for 6 days per week, Monday through Saturday, keeping the hours from 9 a.m. to 5 p.m. Public hearing closed.

Motion by Self to grant the multi-tenant application, noting that the approval is being granted for the business to operate 6 days per week, Monday through Saturday, keeping the hours from 9 a.m. to 5 p.m. Seconded by Russell. Vote: All in favor.

2.b. Free-Standing Sign Application – Secord stated that the applicant will be replacing the sign faces on the existing signs. There will be no change in square footage or lighting.

3. Free-Standing Sign Application – Cheshire Horse wishes to install a free-standing sign consisting of 24 square feet. Board members reviewed the application, noting that the sign met all zoning regulations. Motion by Barlow to grant the sign application. Seconded by Fuerderer. Vote: All in favor.

B. OTHER BUSINESS/DISCUSSIONS –

1. Discussion with Grace Lilly regarding invasive species. Lilly provided the Board with additional materials regarding the impact of invasive plants. Lilly also provided the Board members with photographs of locations of Japanese Knotweed and Japanese Barberry in the area. Lilly also stated that Steve Roberge at UNH Co-operative Extension Service is extremely helpful. Carbonneau informed Lilly that she would pass tonight's information on to the Facilities and Grounds Manager and the DPW Director.

2. Code Enforcement Update – Code Enforcement Officer Jim Weston updated the Board on the status of commercial building projects. Weston also advised the Board that complaints regarding code and zoning violations must utilize the complaint for (authorized last year by the Board of Selectmen).

3. Updates re workshops and local committee/board activities were provided by Carbonneau.

4. Minutes from April 5, 2007. Motion by Beauregard to approve the minutes from April 5, 2007 as submitted. Seconded by Carlson. Vote: All in favor with Fuerderer abstaining.

5. Zoning & Other Planning Board Regulations – Board members discussed Carlson's concerns that the Town was "an easy target" for developers. She also expressed concern that the lack of density regulations for housing project for areas connected to public sewer was putting the Town at risk of negatively affecting its tax base.

Board members were reminded that draft zoning amendments should be ready by the beginning of September in order to be able to review and revised prior to any public hearings. Carbonneau noted that the Open Space Committee and the Conservation Commission would like to see a revised/new cluster zoning/conservation subdivision regulation put in place.

Motion by Beauregard to adjourn. Seconded by Russell. Vote: All in favor. Meeting adjourned at 8:20 p.m.

Submitted by,

Sara H. Carbonneau
Town Planner