

**SWANZEY PLANNING BOARD MINUTES
AUGUST 12, 2010**

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 regular meeting of the Swanzeay Planning Board was called to order at 7:00 p.m. by Chair Glenn Page. Members present: Glenn Page, Scott Self, June Fuerderer, Jeff Goller, Jeanne Thieme, Selectmen's Representative Bruce Tatro and alternate Bob Audette. Audette was seated for Joe Smith. Code Enforcement Officer James Weston and Town Planner Sara Carbonneau were also present. The agenda for the evening's meeting was read and the following matters 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 reasonably be construed as having the potential for regional impact. Seconded by Tatro. Vote: All in favor.

A. PUBLIC HEARINGS –

1. Site Plan Review – David Bergeron, agent on behalf of Furlone, LLC, wishes to construct a new structure consisting of 8,640 sq. ft. to be utilized by Powers Generator Service. The property is situated at 265 Old Homestead Highway and shown at Tax Map 36, Lot 5 situated in the Business District. Bergeron and Robert Furlone (property owner) appeared before the Board. No abutters were present. Public hearing opened. Bergeron reviewed revised plans presented this evening. Bergeron went on to further inform the Board that the building will match the other buildings that are there. The project will be serviced by the existing municipal water and sewer. The building will tie into the existing on site sewer system via an existing stub in the line. Roof drains will be installed. Drainage from the site will be directed towards the rear of the property to a detention area and then into an existing wetland area also at the rear of the property. This wetland does not have an outlet and will act as a

natural retention basin. There will be no overhead parking lot lights. All on site lighting will be via building mounted fixtures. All fixtures will be cut off fixtures. Bergeron then addressed a memo from Fire Chief Skantze to Town Planner Carbonneau recommending areas of the proposal to be further considered. Bergeron felt several of the items would be building permit issues. The other issues were addressed as follows: Chief Skantze asked that they identify the maximum quantities and classifications of any flammable liquids proposed to be stored on the site/building and indicate the storage methods that will be employed. Mr. Powers indicated that flammable fluids would be stored in one cabinet. 200 gallons of motor oil has its own spill containment. The waste oil would be used in their waste oil burner. Next Chief Skantze asked that they re-evaluate the location of the dumpster which is currently located less than 30' from the building. Mr. Powers indicated that it would be moved to the northeast end of the property. Next Chief Skantze asked that they indicate the location of any propane storage for the new building and whether or not it would be above ground or below grade storage and in what quantities the storage will be. Bergeron indicated that there would be two 1,000 gallon tanks in the northeast corner behind the dumpster. Chief Skantze then asked that they indicate if the building will have a sprinkler system and that they extend the hydrant to the rear (west) side of the proposed building in order to reduce the distance required for laying hose. Skantze stated that once final plans are submitted for the building permit (indicating occupancy, high hazards and fire separate walls), a determination could be made regarding the need for a fire sprinkler system. It would depend on the building code requirements. Bergeron stated that they did not feel they needed to install another hydrant, as the hydrant on Route 32 is approximately 400 feet to the proposed building. Robert Furlone stated that the proposed building is approximately the same distance from the Route 32 hydrant as the existing Powers' Generator Building, noting that a second hydrant was not required for that project. Self questioned Fire Chief Skantze if the hydrant extension would meet the proper requirements. Skantze indicated the distance from Rte. 32 to the proposed building is 500' and felt there would need to be another hydrant. Bergeron informed the Board that if code states a hydrant is needed, then yes they will abide. Another item was to consider relocating 4 parking spaces from the rear (west) side of the building to allow enough room for a fire lane, specify locations of signs indicating fire lanes and to indicate if there will be an adequate turn around at the end of the driveway to allow fire apparatus to maneuver around the site. Bergeron showed the results of a software program that simulates the movements of vehicles the size of fire apparatus to show that there would be plenty of room for the vehicles to maneuver around. Bergeron stated that the landscaping would consist of a mixture of shrubs to include boxwoods, snow tip arborvitaes and maples. Tatro asked if there would

be any floor drains and if they checked with the airport requirements for lighting. Bergeron stated they have no plans for any floor drains, as the spill containment is concrete. According to Bergeron, they are installing cutoff fixtures to shine down so there will be no issue with the airport. Public hearing closed. Self made motion to approve site plan subject to review and approval by Code Enforcement Officer and Fire Chief and subject to the condition that if a fire hydrant is found to be required by code, it will be installed. Seconded by Goller. Vote: All in favor.

2. Home Occupation Application – Jennifer Woodworth wishes to utilize the property situated at 13 Old Richmond Road for an administrative office for canine rescue and foster home. The property is situated in the Residence District, shown at Tax Map 24, Lot 43. Jennifer Woodworth and Jillian Richardson appeared before the Board. Abutters and interested citizens present were: Beverly Bernard, Tiffany Mannion, Michael Day, Paul Schrepta, Pam Doubleday and Jim Newton. Public hearing opened. Richardson explained to the Board and Abutters that this application is strictly for an administrative office space in an upstairs bedroom. Woodworth has two dogs of her own. The home occupation application also requested that Woodworth be permitted up to three foster dogs, in addition to her own personal pets. There is a fenced in yard at the back of the house. Bernard expressed concern about barking; when they're away, who takes care of the dogs; would you ever get any more dogs; any signage; and parking space. Richardson replied that there are no kennels and that the dogs are inside when no one home. Richardson stated that it is highly unlikely that there will be more than one foster dog in residence; however there may, on occasion, be an additional dog. There will be no signs placed on the property. There would never be more than one additional car in the yard at one time. Mannion inquired if any of the dogs were vicious and whether there would ever be bird dogs, as she has chickens. Richardson responded that there would be no vicious dogs, because she would never take such an animal. Schrepta expressed concern about the barking as well. Schrepta also stated that Old Richmond Rd. is a very busy road and the house is situated on a sharp, dangerous corner. Doubleday also concerned about the driveway being on a sharp corner and the traffic going in and out. Richardson explained that they have most of their "meet and greets" at Petco. Newton curious is there was any tax write off for them for doing this. Richardson responded no. Bernard asked the Board if there were any other home occupations concerning dogs in the residential areas. Audette asked if there were any noise ordinances. Weston said no. If there's an issue regarding barking dogs, residents need to call the Police Department. Page asked if Woodworth would be willing to modify application to indicate only one foster dog. Woodworth replied yes. Public hearing closed. Motion by Goller to

approve home occupation application with stipulation that there only be one foster dog at a time in addition to Woodworth's own personal pets. Seconded by Tatro. Vote: All in favor.

3. Multi-Tenant Applications (10) – Homestead Woolen Mills wishes to use portions of the premises situated at 5, 7 & 9 South Winchester Street for businesses as follows: Walsh Auction Services (indoor auction); indoor storage facility; business and professional offices (Homestead Woolen Mills, Scowling Ridge Construction Mgt., W. Swanzey Water Co., Twin State Optical and Rupert Realty, LLC Site Engineers); service establishments (Gearfix & Nevin Pipe Organ Restoration); and warehousing with repair (Mohawk Music Games). The property is shown at Tax Map 72, Lot 31 situated in the Village Business District. The property is owned by Homestead Woolen Mills, Inc. Carbonneau informed the Board that the tenants have signed an authorization for Agent Bruce Treat to represent them. Bruce Treat appeared before the Board. No abutters were present. Public hearing opened. Treat showed the Board where each business is currently located within the building. Each of these businesses has received a variance. Carbonneau stated that Treat had provided an analysis of the existing parking needs at the mill. Carbonneau noted that parking requirements for the auction space is lacking - the ordinance requires one parking space for every three seats. Carbonneau stated that she did not know how many seats were in the auction area. Treat stated that he will obtain this information. Public hearing closed. Motion by Tatro to approve with stipulation that Treat provide information regarding parking requirements for the auction business. Seconded by Self. Vote: All in favor.

B. DISCUSSIONS & OTHER BUSINESS -

1. Notice of Voluntary Merger – Elaine Schierioth wishes to merge the property shown as Tax Map 38, Lots 14 and 48. The property is located off Matthews Road. Motion by Self to authorize Chairman Page to sign approval. Seconded by Fuerderer. Vote: All in favor.

2. 2011 Zoning Amendments – Discussion regarding agricultural uses. Carbonneau stated that the current zoning regulations relative to agricultural uses are not clear. However, it appears that livestock is permitted in the Rural/Agricultural District and is not permitted in the Residence District. Audette asked what the role of the Planning Board is. Carbonneau stated that the role of the Board is to propose zoning amendments. Once the Board develops proposed amendments, public hearings are then held in late fall or early winter. After the public hearings, the Board determines which of the amendments will go on the warrant. (Carbonneau noted that it amendments

are submitted by petition, they are required to go on the warrant.) Page suggested an ordinance allowing farming as defined by RSA 21:34-a in both the Rural/Agricultural and Residence districts, so long as the use can meet the best management practices developed by the NH Department of Agriculture. In addition, the general consensus was to allowing farming as a business in both districts upon granting of a special exception. A question was raised by Jim Newton in public seating; what about density, i.e., how many animals would be permitted on a parcel of land? Page stated any lot would have to be maintained in accordance with the best management practices issued by the NH Dept. of Agriculture. Audette asked about existing animals on residential lots. Weston stated it's okay unless there's a complaint. Self suggested that Board members review RSA 21:34-a to determine what particular uses may be appropriate in the Residence District and be prepared to discuss this at the next meeting of the Board. Gail Burgess in public seating asked what rights the public has regarding domestic animals trespassing on their property. Carbonneau will research. Carbonneau has a meeting with the Town's Health Officer next week. She will discuss it with her and see what her thoughts are.

3. Carbonneau informed the Board that on August 23rd the W. Swanzey Bridge will be closed until late Fall.

4. Potential date of Sept. 15th to tour the Homestead Woolen Mills complex. Will confirm date.

5. Minutes from July 22, 2010. Fuerderer made reference to Burbank Stone Works' application where she had seconded a motion that was not noted. Motion by Fuerderer to approve the minutes from July 22, 2010 as submitted with amendment. Seconded by Audette.

Motion by Tatro to adjourn. Seconded by Goller. Vote: All in favor. Meeting adjourned at 9:15 p.m.

Submitted by,

Donna Munson
Recording Secretary