

**SWANZEY PLANNING BOARD MINUTES  
JANUARY 3, 2008**

**[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 January 3, 2008 meeting of the Swanzeay 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, Victoria Barlow, Selectmen's Representative Deb Davis and alternates David Belletete and Jeanne Thieme. Belletete was seated for Charles Beauregard, Sr. Town Planner Sara Carbonneau was also present. The agenda for the evening's meeting was read and the following matters were addressed:

**A. DISCUSSIONS/OTHER BUSINESS –**

**1. Work Session – Developing goals for 2008.**

Carbonneau reviewed potential items that the Board should address early this year. These include:

- a. adoption of the Conservation Residential Subdivision Regulations as part of the existing subdivision regulations (assuming that the enabling zoning amendment passes);
- b. adoption of the language in the subdivision and site plan review regulations required by NH-OEP in order to continue participating in the National Flood Insurance Program;
- c. tightening up the language in the subdivision and site plan review regulations regarding the applicant's responsibility for payment of technical and legal fees incurred by the Town when reviewing applications; and
- d. application submission requirements.

Self stated that the working group that is dealing with the development of the Conservation Subdivision Regulations is willing to work on revisions to the subdivision and site plan review regulations.

Carbonneau stated that she hoped that the revisions to the site plan review and subdivision regulations could be accomplished during the first half 2008 and that attention could be turned during the second half of the year to zoning amendments. Carbonneau noted that the ZBA has grappled with requests for accessory apartments and has asked that

the Planning Board considering establishing regulations to permit the same. Board members stated that it would be helpful if a ZBA member could be part of the working group to develop zoning regulations.

Page suggested that the Board also consider actively promoting economic development. Carbonneau will obtain contact information from other Towns in the area that have actively promoted economic development (such as Hinsdale and Rindge) and provide this information to Page so that he can do some leg work. Russell also suggested that the Town may want to consider hiring a consultant to provide guidance. Self suggested that streamlining regulations may also provide an incentive to development.

Russell stated that the Board may want to consider participating in energy efficiency initiatives; noting that Clean Air-Cool Planet is a resource that is currently partnering with local communities and Antioch New England Institute.

Carbonneau also raised the possibility of individual Board members taking on the responsibility of reviewing sections of the master plan (especially those of particular interest to that Board members) and providing feedback to the Board (i.e., what objectives/goals were met; what objectives/goals were not met and whether these continue to be things that the Town wishes to accomplish). Based upon the feedback, the Board can make a determination if the particular section needs to be updated, re-written or otherwise modified. Carbonneau asked that the Board take a look at the master plan prior to the next meeting to see if there is a section that a particular member would like to tackle.

Carbonneau also suggested that the Board may want to provide some workshops for the Board and/or the public. Carbonneau asked Fuerderer if she would be willing to brainstorm with her on this.

**2. Minutes from December 20, 2007.** Motion by Fuerderer to approve the minutes from December 20, 2007 as submitted. Seconded by Russell. Vote: All in favor.

Motion by Fuerderer to adjourn. Seconded by Belletete. Vote: All in favor. Meeting adjourned at 8:00 p.m.

Submitted by,

Sara H. Carbonneau  
Town Planner