

**SWANZEY PLANNING BOARD MINUTES
APRIL 13, 2006**

[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 special 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, Dick Lane, Victoria Barlow, Charles R. Beauregard, Sr. and Selectmen's Representative Francis Faulkner, Jr. The agenda for the evening's meeting was read and the following matters were addressed:

A. PUBLIC HEARINGS –

1. Subdivision Application – Broadvest Properties, Inc. wishes to subdivide Tax Map 20, Lot 153 into 18 lots. The subject premises are located off Arrowcrest Drive and situated in the Business Zoning District. Tax Map 20, Lot 153 currently consists of 33.647 acres. Shane Lampinen and Randy Bragdon from Souhegan Valley Engineering appeared before the Board. Bob Silk on behalf of the Cheshire Fair Association was also present. Public hearing opened.

Bragdon stated that they had retained JGI Engineering to determine if the water issues (reported by Bob Silk of the Cheshire Fair Association at the last meeting) were a result of Broadvest's prior development in the area. A report from JGI dated April 5, 2006 concludes, in part, that "there is not evidence to suggest the construction of residences along Arrowcrest Drive has caused the increase in wetness within the southern and central portions of the CCF property."

Fire Chief Karasinski was present and indicated that he had reviewed the plans for the proposed subdivision and was satisfied that the plans met his requirements for fire protection.

Page stated that Underwood Engineering has been retained by the Town to provide plan review and construction monitoring services. Page stated that he felt that the Board could grant final approval of the subdivision subject to the review and approval by Underwood Engineering.

Barlow questioned whether bonding would be required. Page stated any approval should be contingent upon the developer and the

Board of Selectmen coming to an agreement regarding bonding. Public hearing closed.

Motion by Barlow to approve the subdivision application subject to the following:

- a. Review and approval of the plans by Underwood Engineering;
- and
- b. Agreement with Selectmen regarding bonding.

Seconded by Lane. Vote: All in favor.

2. Subdivision Approval Modification - Douglas Croteau seeks to remove a condition placed on Tax Map 33, Lot 24 stating that no residential building can be erected on the property. The subject premises are located on Route 32 and situated in the Residence Zoning District. The property is currently owned by Gerald A. Bell. Douglas Croteau and Attorney Kendall Lane appeared before the Board. No abutters were present. Public hearing opened.

Attorney Lane noted that the lot has a restriction that it cannot be used as a residential building lot. This restriction apparently was established due to the fact that a "gun house" was originally located on the property. In 1986, the State of New Hampshire released its rights to the gun house. Attorney Lane stated that the lot contains one-half acre and has 130 feet of road frontage, meeting the savings clause in the zoning ordinance. Attorney Lane reported that NH-DOT District IV has already issued a driveway permit for the lot.

Barlow inquired as to whether Croteau also has an option to purchase an adjacent lot. Croteau stated that he does. Barlow suggested that Croteau consider a boundary line adjustment (if possible) increasing the acreage and frontage of Map 33, Lot 24. Public hearing closed.

Motion by Dick Lane to remove the restriction that no residential building was to take place on Map 33, Lot 24. Seconded by Faulkner. Vote: All in favor.

B. OTHER APPLICATIONS –

1. Free-Standing Sign Application – Cheshire Family Funeral Home wishes to install a free-standing sign consisting of 18 square feet on existing sign standards. The property is situated at 46 South Winchester Street, Tax Map 72, Lot 34.

Board members noted that the sign would be erected on the existing sign standards. Carbonneau informed the Board that the lot has 88 feet of road frontage, thereby allowing 29 s.f. of sign.

Motion by Faulkner to grant the sign permit application. Seconded by Beauregard. Vote: All in favor.

2. Free-Standing Sign Application – Keene Signworx, agent on behalf of Robert Furlone, wishes to install a free-standing sign consisting of a main sign of 20 s.f. and ladder panels each being 4.3 s.f. each, on property situated at 265 Old Homestead Highway, shown at Tax Map 36, Lot 5 situated in the Business Zoning District.

Page reviewed the application, noting that the proposed sign meets all zoning regulations.

Motion by Barlow to grant the sign application. Seconded by Beauregard. Vote: All in favor.

The following application is being reviewed for completeness only. Comments will be limited to the completeness of the application only.

3. Site Plan Review Application - Rymes Propane & Oils, Inc. wishes to construct a 6,344 s.f. building for bulk storage, “covered fill and load station” and “covered truck parking.” The property is situated off Route 10 and Sawyer’s Crossing Road and shown at Tax Map 55, Lots 2-1 and 2-2 situated in the Commercial/Industrial Zoning District.

Jim Rymes and John St. Pierre from SFC Engineering appeared before the Board. Abutting property owners were also present.

St. Pierre reviewed revised plans submitted to the Board this evening. Carbonneau noted that the revised site development plan had been e-mailed to the Town on April 4th and that she had forwarded it to department heads for review and comment. St. Pierre stated that the major changes include a by-pass lane in front of the building, a berm with evergreen plantings on the easterly property line and notations indicating that the driveways will accommodate 2-way traffic.

Abutting property owner Michael Murphy stated that the original site plan was not complied with, as the proposed building was never constructed. Murphy wanted to know how he could be guaranteed that the proposed improvements would be constructed. Page stated that a performance bond could be required.

Fire Chief Karasinski was present and stated that he was satisfied with the revised plans. Karasinski noted that if the dam is removed and the water levels drop in the river, the fire access landing across the street would need to be lowered.

Greg Johnson stated that he felt that a separate landscaping drawing should be required. Barlow stated that the landscaping plans should be in conformance with the Site Plan Review Regulations. Barlow noted that the plans should show additional screening on the northerly and westerly side of the property. Barlow stated that details of the berm along Murphy’s property, as well as the landscaping on the berm should be detailed on the landscaping plans.

Barlow questioned the right of way running along the easterly property line and how that might be impacted by the berm and

landscaping. The applicant will provide detailed information about the right of way at the next meeting. Martha Henry stated that the area with the broken pavement may have been the old county road.

In addition, Johnson asked about the lighting plans. It was noted that the specifications on the lighting wall packs are provided in the revised plans.

Johnson inquired as to additional vehicle movements on and off the property. Rymes stated that there would be no additional vehicle movements, as the trucks are already stored on site.

Barlow stated that additional details should be provided regarding the covered truck storage area, specifically how the trucks enter, exit and are parked.

Rymes stated that no additional signage is being requested.

Motion by Barlow to accept the application as being complete, subject to the applicant providing the following additional information at public hearing:

- Detailed landscape plan;
- Building details with elevations;
- Status of right of way;
- Detailed lighting information; and
- Parking layout in covered parking area.

Seconded by Beauregard. Vote: All in favor.

4. Site Plan Review Application – Larry & Linda Cutter wish to construct a 1,152 s.f. building for an auto repair, inspection, service and sales business. The property is situated in the Business and Commercial/Industrial Zoning Districts and shown at Tax Map 73, Lot 25. The property is located at 657 West Swanzey Road and is owned by Theresa M. Kellogg. Larry Cutter appeared before the Board.

Cutter reviewed the site plan before the Board. Cutter stated that the house will remain on site and that he would like to construct a 1,152 s.f. garage to house a motor vehicle repair and inspection business. Cutter stated that there would be no body work conducted on site. In addition to the garage, Cutter would display vehicles for sale. Board members were provided with a copy of the ZBA approval, limiting the number of vehicles that could be sold on the lot. Cutter stated that there would be no parts vehicles on the lot.

Cutter noted that access to the property is off California Street. The driveway access is approximately 37 feet westerly from Route 10.

Barlow stated that the existing tree line on the property should be shown on the site plan. Barlow also noted that additional landscaping, as required by the Site Plan Review Regulations, should be detailed on the plans.

Motion by Barlow to accept the application as complete subject to the applicant providing landscaping details. Seconded by Beauregard. Vote: All in favor.

5. Subdivision Application and Boundary Line Adjustment –

Larry Koch, Sr. wishes to subdivide Tax Map 79, Lot 6-2 into 2 lots and to adjust the boundary between Tax Map 79, Lot 6-2 and Lot 6-3. The subject premises are located off California Brook Road and situated in the Rural/Agricultural Zoning District. Lot 6-2 and 6-4 will each be 5.06 acres; lot 6-3 will remain in excess of 60 +/- acres. Larry Koch appeared before the Board.

Koch stated that he wishes to subdivide Map 79, Lot 6-2 into two 5+ acre lots. The lots will not need State subdivision approval, as the lots are in excess of 5 acres. Koch stated that he wishes to connect the proposed new lot to the sewer system. Koch stated that he was planning on speaking to the ZBA at its upcoming meeting to determine if connecting this new lot to the sewer system would be possible, due to a condition imposed by the ZBA at its January 9, 2006 meeting.

Barlow inquired if the “drive” as indicated on the plan will remain private. Koch stated that it would. Barlow requested that the plan be annotated to show the existing “drive” as a “private drive.” Koch stated that he would do so.

Koch stated that the access to his existing home, located on Tax Map 79, Lot 6-2 could be off either Owens Drive or through the private drive off of Pondview Road. Carbonneau stated that it was her understanding that the drive area past Koch’s home running to Owens Drive was for emergency access only. Koch disagreed and said that it was always his intent to access his home off of Owens Drive. Carbonneau stated that she would research the record and report back at the next meeting.

Motion by Beauregard to accept the application as complete.
Seconded by Lane. Vote: All in favor.

Koch submitted revised site plans for the condominium project, stating that the revisions were those requested by the Planning Board when it granted conditional approval on March 6, 2006. Koch stated that the Board would review the revised site plans at the April 20, 2006 meeting. Koch noted that the phasing plan required as part of the conditional approval granted on April 20, 2006, as well as the condominium documents, were not yet finalized.

C. DISCUSSIONS -

1. Election of officers and appointment of alternate members.

Carbonneau noted that the following people have been nominated to serve as alternate members: David Osgood, Laurie Jewett, Jeanne Thieme and Greg Johnson. Jeanne Thieme was present and stated that she is very interested in serving on the Planning Board. Thieme noted that she has been involved with the Bike-Ped Committee and the Open

Space Committee. She is very interested in the Master Plan and its development. Consideration of the appointment of alternate members and election of officers was deferred until April 20, 2006.

2. Discussion with Kevin Thatcher regarding correspondence from DOT-District IV and revisions to Kia of Keene Site Plan. The property is situated at 119 Monadnock Highway, shown at Tax Map 38, Lot 87-2.

Thatcher stated that Site Specific Approval was granted by the State in March. In addition, Thatcher noted that he has approval for the curb cut on Suburban Acres.

Thatcher stated that approval for modifications to Route 10 and the curb cut have been granted by the State. However, the State will not allow any plantings within its right of way.

Barlow stated that she was unhappy that the landscaping requirements were not being met for this project. Page noted that a waiver of the landscape regulations had been granted for the project. Thatcher stated that the construction of this project would provide for a great deal more landscaping than the existing project.

Motion by Beaugard to accept the modification to the approved site plan, specifically removing plantings from within the State's right of way. Seconded by Faulkner. Vote: All in favor.

3. Letter from Jon Plankey dated March 24, 2006 regarding internal move of business within Hidden Springs Mall, 140 Monadnock Highway, Tax Map 18, Lot 69. Code Enforcement Officer Weston stated that he has inspected the new site and is fine with the re-location of the business. Motion by Beaugard to approve the re-location of the store. Seconded by Barlow. Vote: All in favor.

4. Minutes from April 6, 2006 and March 25, 2006. Motion by Lane to approve the minutes from April 6, 2006 and March 25, 2006 as submitted. Seconded by Faulkner. Vote: All in favor.

Motion by Beaugard to adjourn. Seconded by Faulkner. Vote: All in favor. Meeting adjourned at 8:30 p.m.

Submitted by,

Sara H. Carbonneau
Town Planner