

**SWANZEY PLANNING BOARD MINUTES
SEPTEMBER 9, 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 Swanze Planning Board was called to order at 7:00 p.m. by Chair Glenn Page. Members present: Glenn Page, Scott Self, June Fuerderer, Joe Smith and Selectmen's Representative Bruce Tatro. Also present were Code Enforcement Officer James Weston and Town Planner Sara Carbonneau. 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 Smith. Vote: All in favor.

A. PUBLIC HEARINGS -

1. Home Occupation - Leonido Garcia wishes to utilize the property situated at 14 Park Street for a home office facilitating relief services for families in the Philippines. The property situated in the Business District, shown at Tax Map 18, Lot 201. Continued from August 19, 2010. Leonido Garcia appeared before the Board. No abutters were present. Public hearing opened. Applicant explained to the Board that the business would consist of him going to pick up boxes to take for delivery to the Philippines and that his home office would only consist of the use of the telephone. No abutters were present. Page asked if there would be any signs on the property. Garcia informed the Board that there would not be any signs. Page asked Code Enforcement Office Weston if he had visited the property. Weston replied that he had not. Public hearing closed. Motion by Self to approve the Home Occupation Application subject to review and approval by the Code Enforcement Officer and Fire Chief. Seconded by Tatro. Vote: All in favor.

2. Multi-Tenant Application - Robert Lindner & Craig White wish to use a portion of the premises situated at 471 Old Homestead Highway for a retail pizza business and restaurant. The property is shown at Tax Map 34, Lot 32 situated in the Business District. The property is owned by the City of Keene. Robert Lindner appeared before the Board. No abutters were present. Public hearing opened. Mr. Lindner informed the Board that his business Hillside Pizza makes pizzas with organic ingredients and well as cookie dough which is

used for fund raising by the local schools. His intention is to use the upstairs portion as a restaurant Thursday through Sunday with the hours of 9:00 a.m. to 9:00 p.m. and Monday through Wednesday for prep work for the fundraising portion of the business (operating 9 a.m. to 9 p.m.). Page asked about signage, noting that if new signs are required, sign applications would need to be submitted. Linder informed the Board that the sign would be the same size as what is there now and there may be a sandwich board for specials. Public hearing closed. Motion by Self to approve Multi-Tenant Application subject to review and approval by the Code Enforcement Officer and Fire Chief. Seconded by Furerder. Vote: All in favor.

B. DISCUSSIONS/OTHER BUSINESS -

1. Notice of Voluntary Merger - Ronald W. Savard and Donna L. Savard wish to merge properties shown at Tax Map 88, Lot 17 and Tax Map 88, Lot 18. Carbonneau informed the Board that the land consists of 1/3 of an acre on Lot 17 and 1/4 of an acre on Lot 18, so even merged it is a non conforming lot. The property is located at corner of Depot Rd. and Westport Village Rd. Motion by Fueederer to authorize Page to sign approval for voluntary merger. Seconded by Tatro. Vote: All in favor.

2. Request for Modification to Site Plan Approval - BLM Contracting seeks permission to modify a site plan approved by the Planning Board on May 27, 2010. Continued from August 19, 2010. Carbonneau informed the Board that she never received the revised site plan or additional information from BLM. Motion by Self to remove the request for Modification to Site Plan Approval from the Agenda. Seconded by Tatro. Vote: All in favor.

3. Other business as may be required.

Review and approval of minutes of August 26, 2010 postponed until next meeting.

Carbonneau informed the Board that she is working on the draft for the zoning amendments regarding properties such as Homestead Woolen Mills, Cheshire Family Funeral Home and the West Swanzey Athletic Association building to be considered Business District uses and the rest of the properties be renamed as the Village District which would consist of housing, including fairly high density residential development. Carbonneau asked about the Frazier properties and asked the Board to give consideration to the east side of South Grove Street.

Motion to adjourn by Tatro. Seconded by Fueerderer. Vote: All in favor. Meeting adjourned at 7:30 p.m.

Submitted by,

Donna J. Munson
Recording Secretary