

**SWANZEY PLANNING BOARD MINUTES
AUGUST 17, 2009**

[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 Swanzey Planning Board was called to order at 4:00 p.m. by Chair Glenn Page. Members present: Glenn Page, Scott Self, Steve Russell, Selectmen's Representative Bruce Tatro and alternates Jerry Mazza and Jeanne Thieme. Mazza was seated for Jeff Goller and Thieme was seated for June Fuerderer. Town Planner Sara Carbonneau was also present. The agenda for the afternoon's meeting was read and the following matters were addressed:

Regional Impact: There were no new items on the Board's agenda that would require a determination of regional impact.

Page steps down from the table for consideration of Item #1, due to a conflict of interest. Self assumes the position of Chair.

1. Consideration of Request for Extension of Site Plan Approval

submitted by Page Homestead Senior Housing, Inc. and its parent company, Southwestern Community Services, Inc. The property is situated off Monadnock Highway and shown at Tax Map 19, Lot 66-2.

Board members reviewed the August 12, 2009 request submitted by Attorney Bentley to extend the site plan review approval. Prior approval for the project expired on April 17, 2009. Bentley noted in his letter that it was his opinion that the project did not meet Section X(c) of the Town's Site Plan Review Regulations, notably that the approval is valid for one year "unless active and substantial development of building shall begin on the site by the owner or the owner's successor in interest in accordance with the approved plan within 12 months after the date of approval." Bentley further represented that it was the applicant's belief "that active and substantial construction is likely to commence within thirty (30) days..."

Motion by Russell to extend site plan review approval to April 17, 2010. Seconded by Thieme. Vote: All in favor.

Page resumes his position as Chair.

2. Request by Open Space Committee to modify composition of the OSC; specifically the OSC requests that 2 additional at-large members be permitted. This request involves the necessity of a public hearing to modify the Open Space Plan (part of the Town's Master Plan). Board members reviewed Carbonneau's memorandum regarding the composition of the OSC. Carbonneau noted that the dual memberships of the PB, BOS and Conservation Commission representatives was useful, but also limited the time those representatives could render to the OSC. It was felt that adding 2 additional at-large members would provide more depth to the OSC.

Motion by Tatro to bring the OSC's request to expand the membership of the OSC by 2 additional at-large members (bringing the total number of at-large members to 6) to public hearing on September 3, 2009 in order to amend the Master Plan/Open Space Plan. Seconded by Russell. Vote: All in favor.

Motion by Self to adjourn. Seconded by Mazza. Vote: All in favor.
Meeting adjourned at 4:20 p.m.

Submitted by,

Sara H. Carbonneau
Town Planner