

**SWANZEY PLANNING BOARD MINUTES  
MARCH 10, 2011**

**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, Joe Smith, Jeff Goller, Jeanne Thieme, Alternate Bob Audette (after being appointed and sworn in) and Selectmen's Representative Deb Davis. Town Planner Sara Carbonneau was also present. The agenda for the evening's meeting was read and the following matters were discussed:

**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 Thieme. Vote: All in favor.

**1. Election of Alternate Members** – Three positions - two nominees: Bob Audette and Paula Miller. Motion by Page to appoint Audette and Miller as alternate members. Seconded by Self. Vote: All in favor. Donna Munson swore in Bob Audette for a 3 year term. Paula Miller to serve a 2 year term. Miller not present.

**2. Election of Officers** – Motion by Fuerderer to continue with Chair Glenn Page and Vice Chair Scott Self. Seconded by Davis. Vote: All in favor.

**A. OTHER APPLICATIONS –**

**1. Multi-Tenant Application** - Judy Hickey wishes to use a portion of the premises situated at 140 Monadnock Highway for a business consisting of a take-out soup, salad, and sandwich shop. The property is shown at Tax Map 18, Lot 69 situated in the Business District. The property is owned by Kenneth Bergeron. Applicant and property owner appeared before the Board. No abutters were present. Public hearing opened.

Page reviewed the details of the operation and inquired as to signage. Hickey informed the Board that the name of the business is going to be Yum Yum's and that new signs for the business would replace existing signs. Page asked Bergeron if the backflow preventer had been installed yet, as required by the North Swanzey Water & Fire Precinct. Bergeron responded that it was scheduled to be installed on Friday, March 11th. Bergeron was instructed to provide evidence of the installation to both the NSW&FP and to the Town Planner.

Page stated that the Sewer Commission has not received the plans showing the sewer connection that serves the property. Bergeron stated that he has contacted installer many times and the installer is not returning his calls. Bergeron promised to have the plans within 30 days and asked that the board approve the application so applicant can open for business. Public hearing closed.

Motion by Self to grant the multi-tenant application subject to the following conditions:

1. subject to review and approval by the Code Enforcement Officer and the Fire Chief; and
2. subject to the condition that as-built plans for the sewer connection be provided to the Sewer Commission within 30 days. Second by Thieme. Vote: All in favor.

**2. Notice of Voluntary Merger** - Paul L. Schrepta wishes to merge Tax Map 12, Lot 9 and Tax Map 12, Lot 10. Motion by Self to authorize Chairman to sign the Notice of Voluntary Merger. Seconded by Fuerderer. Vote: All in favor.

**3. Notice of Voluntary Merger** - S.S. Baker's Realty Co., LLC wishes to merge two parcels described in Vol. 2659, Page 606 of the Cheshire County Registry of Deeds. Motion by Self to authorize Chairman to sign the Notice of Voluntary Merger. Seconded by Fuerderer. Vote: All in favor.

## **B. DISCUSSIONS/OTHER BUSINESS –**

**1. Request for Extension of Subdivision Approval & Modification of Conditions** - Edon Tap requests a one-year extension of the subdivision approval for property situated off Talbot Hill Road, shown at Tax Map 43, Lot 11. In addition, Edon Tap seeks modification of the following condition of approval: "Receipt of Notice of Registration from the NH Attorney General's Office pursuant to the Land Sales Disclosure Act (RSA 356-A)." Rob Hitchcock appeared before the Board on behalf of Edon Tap.

Davis and Thieme asked if a deadline should be set for completion. Page didn't believe so, explaining that due to the economy they cannot build roads and sell lots. Carbonneau stated that since final approval has not yet been granted, the applicant does not have protection from

future changes in zoning that may affect the project. Motion by Goller to approve extension for one year to April 5, 2012. Seconded by Smith.

Vote: All in favor.

Page asked what the Attorney General's office required in order to review an application for registration pursuant to RSA 356-A. Carbonneau stated that the Attorney General's office requires final approval from the Planning Board, but it remained unclear as to whether or not the plans were required to be recorded in order to start the process. Carbonneau stated that she has left a message seeking clarification from the AG's office, but has yet to hear back from them. The Board felt that at this time, the question was somewhat premature, as details regarding the security and development agreement remain unresolved.

Final approval is also contingent upon a final public hearing to determine the security for the project, as well as details regarding a development agreement. Page stated that estimates for the cost of construction must be provided by two sources with no affiliation to the property owner.

**2.** Minutes from February 24, 2011 - Board reviewed minutes of February 24, 2011. Motion by Smith to approve minutes of February 24, 2011 as written. Seconded by Thieme. Vote: All in favor. Fuerderer abstained.

**3.** Local Identification - Fuerderer asked if the Board had any objection to her contacting various local businesses to encourage them to identify their businesses as being located within Swanzey. Board members had no objections.

Motion by Goller to adjourn. Seconded by Thieme. Vote: All in favor.

Meeting adjourned at 7:40 p.m.

Submitted by,

Donna Munson  
Recording Secretary