

SWANZEY PLANNING BOARD MINUTES OCTOBER 14, 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 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, Jeanne Thieme, Selectmen's Representative Bruce Tatro. Town Planner Sara Carbonneau was also present. 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.

A. DISCUSSIONS/OTHER BUSINESS -

- 1. Request to Modify Site Plan -** DSM, Inc. (Market Basket) wishes to continue to utilize the "gravel overflow parking field" situated south of the existing paved parking area. Representative James Lamp was present and requested that DSM, Inc. be permitted to continue to use the gravel overflow parking area (originally approved by the Board at the April 22, 2010 meeting). Motion by Tatro to approve modified site plan to continue to allow overflow parking on the south side of building. Seconded by Fuerderer.
Vote: All in favor.

Lamp asked the Board for any feedback they've received. Carbonneau received positive feedback regarding the size of the parking lot spaces and negative that the cart corrals were a little far away. Carbonneau also informed Lamp that the bicycle rack had not been installed yet. Lamp informed the Board that he would look into it and make sure it is done.

2. Request to Modify Site Plan - Christian Life Fellowship Church requests to modify the previously approved site plan; specifically, by moving the proposed new building to 30 feet away from the existing building (versus 10 feet, as previously approved). Rev. David Berman was present and explained to the Board that it would be more cost effective if the building were moved to 30 feet away from the existing building. The existing road access would be utilized. Tatro asked if there were any interior plans that needed approval. Berman informed the Board that it is just an open space with no bathrooms.

Berman asked the Board if it had concerns should they decide to rotate the proposed new building so that the entrance to the new building would face the existing building. Board members did not have any specific concerns, but felt that they should defer to the Code Enforcement Officer and Fire Chief on this issue.

Motion by Self to approve the minor modification to the site plan, moving the proposed new building to a distance of 30 feet away from existing building subject to review and approval by the Fire Chief and the Code Enforcement Officer. Seconded by Thieme. Vote: All in favor.

3. Request to Modify Site Plan - BLM wishes to modify the previously approved site plan; specifically, by deleting the storage bins for mulch, compost and sandy loam and building a new storage bin for sand storage in a location closer to California Brook Road. Joseph Blount was present and explained to the Board the placement of the bin. Tatro asked if it would be covered. Blount replied that it would. Motion by Self to approve the minor site plan change. Seconded by Fuerderer. Vote: All in favor.

4. Zoning –

- a. South side of Sawyer's Crossing Road.
- b. Agricultural uses.
- c. Village Business District.

Carbonneau supplied the Board with draft language for the Purpose and Intent of the Residence District, assuming that previously discussed agricultural uses are adopted by the Town. Self stated that it looked fine with the exception of rearranging some of the sentences. Carbonneau stated that she had not heard back from any of the Board members regarding the 2011 Zoning Draft and again suggested that the members review it and be prepared to discuss it at the next meeting scheduled for October 28, 2010.

5. Other Business –

Carbonneau informed the Board of the following:

- a.** That she had received notice of Regional Impact from the Town of Winchester regarding the asphalt hot mix plant that is proposed to be constructed on the Route 10 in Winchester. Carbonneau stated that the Board may want to weigh in and participate in the Town of Winchester's Public Hearing.
- b.** December 8, 2010 is the last day to accept Petitions for Zoning Amendments. Carbonneau spoke with the Board about dates for public hearings on any zoning amendments. The Board felt that the public hearings on zoning amendments should be scheduled for December 9th - in the event that a second public hearing is required or that a petitioned zoning amendment is received, a second public hearing could be scheduled for either December 23rd or early in January.
- c.** On October 22, 2010 7:30 a.m. – 9:30 a.m. there is going to be a business Forum at Keene State College. The Dept. of Labor, DRED and DES will be giving a general presentation that affects businesses and what resources are available.
- d.** On October 23, 2010 Bruce Bohannon is holding a Shoreline Protection Workshop.
- e.** Review and approval of minutes of September 23, 2010. Motion by Fuerderer to approve minutes of September 23, 2010 as submitted. Seconded by Smith. Vote: All in favor.

Motion by Tatro to adjourn. Seconded by Self. Vote: All in favor. Meeting adjourned at 7:40 p.m.

Submitted by,

Donna Munson
Recording Secretary