

**SWANZEY PLANNING BOARD MINUTES  
FEBRUARY 11, 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, Jeff Goller, Jeanne Thieme, Selectmen's Representative Deb Davis and alternates Bob Audette and David Osgood. Audette was seated for Steve Russell. 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 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 Goller. Vote: All in favor.

**A. PUBLIC HEARINGS -**

**1. Multi-Tenant Application** - Scott MacPhail wishes to use a portion of the premises situated at 679 West Swanzeay Road for a business consisting of the sale of used automobiles. The property is shown at Tax Map 73, Lot 13 situated in the Business District. The property is owned by Scott and Jay MacPhail. S. MacPhail appeared before the Board. No abutters were present. Public hearing opened.

S. MacPhail stated that he wishes to sell 3 to 5 used cars from the property and utilize an existing office within the building. Code Enforcement Officer Jim Weston stated that he has been through the building and the office space meets code requirements. Davis asked S. MacPhail where the used cars would be parked - S. MacPhail stated that he had not yet determined where they would be parked, but has "three areas in mind." Hours of operation would be Monday through Friday, 9 a.m. to 5 p.m. - S. MacPhail stated that there would be no sales on the weekend and that this "is kind of a hobby." Public hearing closed.

Motion by Self to grant the multi-tenant application subject to review and approval by the Code Enforcement Officer and the Fire Department. Seconded by Davis. Vote: All in favor.

**2. Site Plan Review Application** - Christian Life Fellowship Church wishes to construct a 1,600 s.f. building for use as a multi-purpose room associated with an existing church. The property is situated in the Rural/Agricultural District and shown at Tax Map 33, Lot 1-2. The property is situated at 211 Whitcomb Road. David Berman appeared before the Board. Numerous interested parties were present. Public hearing opened.

Berman stated that no changes have been made to the site plan since the application was accepted as complete on January 28, 2010. Audette asked about the relocation of the driveway. Berman indicated that this would be done, but is not shown on the plan. Code Enforcement Officer Weston indicated that the building plans would be stamped by professional architect, as indicated in the applicant's submission materials. Berman was reminded that a building permit will need to be obtained. Public hearing closed.

Motion by Self to grant the site plan review application subject to review and approval by the Code Enforcement Officer and the Fire Department. Seconded by Fuerderer. Vote: All in favor.

**3. Subdivision Application** - Michael & Tracie Wilson wish to subdivide Tax Map 33, Lot 1 into 3 lots. The subject premises are located on Whitcomb Road and situated in the Rural/Agriculture District. Tax Map 33, Lot 1 currently consists of 14.28 acres. The proposed lots will be 3.49 acres, 7.77 acres and 3.01 acres. Tom Flavin, licensed land surveyor and Michael Wilson appeared before the Board. No abutters were present. Public hearing opened.

Flavin reviewed the proposed subdivision, noting that additional copies of the plans showing the general areas for the driveway locations were being provided. Flavin stated that the wetlands were delineated by Tom Forest, certified wetlands scientist. Flavin noted that the wetlands and a small area of ledge were excluded when determining if the minimum lot size was met, in accordance with the Town's Zoning Ordinance. Carbonneau inquired if State subdivision approval had been received yet - Flavin and Wilson did not know if it had.

The subdivision plan also includes a restricted area on Lot #3 and Plan Note #4 stating that "no buildings or structures of any type shall be erected or placed on the part of lot 3 southerly of the dashed line shown. See no structures restricted area." According to Flavin, this condition was one that the current property owner (Wilson) wished to have on the plat to protect his view. Public hearing closed.

Motion by Self to grant the subdivision application, subject to receipt of State subdivision approval. Seconded by Goller. Vote: All in favor.

**B. OTHER APPLICATIONS** - The following application is being reviewed for completeness only. Comments will be limited to the completeness of the application only.

**1. Subdivision Application** - Thomas M. Little wishes to subdivide Tax Map 82, Lot 3 into 2 lots. The subject premises are located on Cobble Hill

Road and situated in the Residence and Rural/Agriculture District. Tax Map 82, Lot 3 currently consists of approximately 70 acres. The proposed lots will be 6.36 acres and 64 acres +/- . Robin Freiman from SVE Associates and Thomas Little appeared before the Board. No abutters were present.

Freiman reviewed the plan before the Board. Wetlands were delineated on the property and are shown on the plan. Freiman stated that the proposed property line would follow an existing stone wall.

Freiman indicated that there were at least two areas on the lot that would be suitable for septic system. Freiman stated that a waiver is being requested for a test pit date and state septic system approval, as this lot (due to it being greater than 5 acres) was not subject to State subdivision approval.

Little stated that it was his intention to convey the 6.36 acre parcel to the abutting property owner.

Motion by Goller to accept the application as complete. Seconded by Fuerderer. Vote: All in favor. Public hearing is scheduled for February 25, 2010.

### **C. DISCUSSIONS/OTHER BUSINESS -**

**1.** The Board discussed correspondence from Warner Tool Company, Inc. to Elizabeth Fox dated February 10, 2010. Motion by Davis that the information contained in the letter does not affect the site plan approval granted in 2008, noting specifically that while the applicant needs and/or desire a License to Sell Pistols and Revolvers, the applicant has no intent to become a retail operation. Seconded by Self. Vote: All in favor.

**2. Minutes** from January 28, 2010. Motion by Fuerderer to approve the minutes from January 28, 2010 as submitted. Seconded by Goller. Vote: All in favor.

Motion by Goller to adjourn. Seconded by Audette. Vote: All in favor.  
Meeting adjourned at 7:20 p.m.

Submitted by,

Sara H. Carbonneau  
Town Planner