

**SWANZEY PLANNING BOARD MINUTES  
NOVEMBER 15, 2007**

**[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 November 15, 2007 meeting of the Swanzeay Planning Board was called to order at 7:00 p.m. by Chair Glenn Page. Members present: Glenn Page, Steve Russell, June Fuerderer, Scott Self, Charles Beauregard, Sr., Victoria Barlow, Selectmen's Representative Bruce Tatro and alternates David Belletete and Jeanne Thieme. The agenda for the evening's meeting was read and the following matters were addressed:

**Regional Impact** – Board members considered whether any items on tonight's agenda could "reasonably be construed as having the potential for regional impact." Motion by Self that no items on tonight's agenda could be reasonably construed as having the potential for regional impact. Seconded by Fuerderer. Vote: All in favor.

**A. PUBLIC HEARINGS –**

**1. Multi-Tenant Application** – Victor Rousseau wishes to use a portion of the premises situated at 704 West Swanzeay Road for a business consisting of furniture restoration and sales. The property is shown at Tax Map 72, Lot 85 situated in the Business Zoning District. The property is owned by RDH Property Management, LLC. Rousseau appeared before the Board. No abutters were present. Public hearing opened.

Rousseau stated that he wished to occupy the portion of the property formerly occupied by Martin & Sons. Rousseau stated that he has been in this business for over 30 years.

Rousseau noted that he may generate 3 to 5 gallons of hazardous waste per year, which he brings to the Keene Recycling Center during its hazardous waste collection days. Rousseau stated that most of the pieces that need to be stripped are sent out for processing.

Rousseau stated that he has ordered a cabinet for the storage of flammable products and showed Fire Inspector Fontaine a copy of the specifications for the cabinet. In addition, Rousseau stated that he will be constructing a spray booth, which will need review and approval by the Code Enforcement Officer and the Fire Inspector. MSDS sheets will be provided to the Code Enforcement Office. Public hearing closed.

Motion by Russell to grant the Multi-Tenant Application subject to review and approval by the Code Enforcement Officer and the Fire Inspector. Seconded by Self. Vote: All in favor.

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

**1. Site Plan Review Application** – The Village Church wishes to construct a 320 s.f. woodshed on property situated at 121 Cobble Hill Road, shown at Tax Map 81, Lot 2 situated in the Residence and Rural/Agricultural Zoning Districts. Paul Haynes appeared before the Board on behalf of the applicant.

Haynes stated that the wood storage is primarily for the Church's use. Haynes noted that on occasion, wood is given to those in need. Haynes stated that the church wishes to store the wood in a secure place, so that it is not stolen.

Motion by Beauregard to accept the application as complete. Seconded by Fuerderer. Vote: All in favor.

**C. DISCUSSIONS/OTHER BUSINESS –**

**1. Discussion** re 2008 zoning amendments. Board members reviewed the proposed amendments. Minor corrections were made to the amendments; a substantive change was made to Amendment 5 as follows:

“**6. Amend** Section VI.1.e.1. to read as follows: The front setback for everything except buildings and structures is thirty (30) feet from the front property line. All buildings and structures shall be set back seventy-five (75) feet from the front property line. The side and rear setbacks are twenty (20) feet from the side and rear property lines. All buildings or structures within this zone shall be set back at least fifty (50) feet from the boundary line of any abutting residential dwelling. (Amended March 11, 2008)”

Motion by Barlow to bring Amendments 1 through 9 as modified to public hearing on December 6, 2007. Seconded by Russell. Vote: All in favor.

**2. Minutes from November 1, 2007** – Motion by Barlow to approve the minutes from November 1, 2007 as submitted. Seconded by Beauregard. Vote: All in favor.

Motion by Beauregard to adjourn. Seconded by Fuerderer. Vote: All in favor. Meeting adjourned at 8:00 p.m.

Submitted by,

Sara H. Carbonneau  
Town Planner