

**SWANZEY PLANNING BOARD MINUTES**  
**January 15, 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 regular meeting of the Swanze Planning Board was called to order at 7:00 p.m. by Chair Glenn Page. Members present: Glenn Page, Scott Self, June Fuerderer, Charles Beauregard, Sr., Victoria Barlow, Steve Russell, Selectmen's Representative Deb Davis and alternates Jeanne Thieme and David Belletete. 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 Beauregard. Vote: All in favor.

**A. PUBLIC HEARINGS –**

**1. Boundary Line Adjustment** between Tax Map 3, Lots 42 & 44 and Tax Map 15, Lot 11. Tax Map 3, Lot 42 is owned by Willard H. & Molly D. Thompson; Tax Map 3, Lot 44 is owned by William Fenton; and Tax Map 15, Lot 11 is owned by Kate Donovan, LLC. The boundary line adjustment seeks to add a total of .75 acres to Tax Map 3, Lot 44. The properties are situated off Massey Hill Road and Route 12 and located in the Business Zoning District. Dave Bergeron from Brickstone Masons appeared before the Board on behalf of the applicant. The Thompsons' son was also present. No abutters were present. Public hearing opened.

Bergeron reviewed the plan, noting that there were three lots involved in the boundary line adjustment. Bergeron stated that after the boundary line adjustment, all lots would be conforming as to size and frontage. Bergeron noted that only the house remaining on Map 3, Lot 42 would have access from Massey Hill Road. Carbonneau requested that any approval be subject to applicant tendering the boundary line adjustment deeds to the Town for recording simultaneously with the plan. Public hearing closed.

Motion by Self to grant the boundary line adjustment application subject to the condition that the boundary line adjustment approval will not be final until the signed deed conveying the property to William Fenton has been conveyed to the Town for recording, together with the appropriate recording fees for recording the deed. Seconded by Russell. Vote: All in favor.

**B. OTHER APPLICATIONS** – The following applications are being reviewed for completeness only. Comments will be limited to the completeness of the applications only.

**1. Site Plan Review Application** - David Bergeron, agent for William Fenton, wishes to construct additional parking (77 new spaces) for the existing business situated at 591 Monadnock Highway and shown at Tax Map 3, Lot 44 situated in the Business Zoning District. David Bergeron from Brickstone Masons appeared on behalf of the applicant. No abutters present.

Bergeron reviewed the plans before the Board, including existing conditions; grading, utility and erosion control plans; details plans; and lighting plan. Bergeron stated that the property would provide 77 new parking spaces for the Toyota Volvo dealership. Bergeron noted that drainage will be handled by a catch basin and culvert system; it was decided that infiltration would not be a preferred method to handle drainage in this case, as two of the abutters have shallow dug wells – drainage via catch basin/culvert would minimize any risk of pollution to the wells. Bergeron stated that the parking lot would probably be paved, also helping to minimize any potential risk of pollution.

Barlow stated that she would like to see additional detail regarding landscaping, specifically what vegetation would remain around the parking area.

Motion by Barlow to accept the application as complete, subject to the applicant providing additional detail regarding landscaping. Seconded by Russell. Vote: All in favor.

**2. Subdivision Application** - Broadvest Properties, Inc. wishes to subdivide Tax Map 20, Lot 153 into 2 lots. The subject premises are located at 80 Arrowcrest Drive and situated in the Business Zoning District. Tax Map 20, Lot 153 currently consists of 33.647 acres. The proposed lots will be 1.002 acres and 32.542 acres; a 0.103 acre parcel will be conveyed to the Town to become part of Arrowcrest Drive. Shane Lampinen of Broadvest Properties, Inc. appeared before the Board. No abutters were present.

Lampinen stated that this was a two-lot subdivision of Tax Map 20, Lot 153, replacing the previously conditionally approved 7 lot subdivision. Lampinen stated that an existing 90 foot section of pavement would need to be conveyed to the Town. Lampinen also

provided the Board with draft documents including an easement for a hammerhead turnaround; a Warranty Deed for the extension of Arrowcrest Drive; and an easement for snow removal at the end of Arrowcrest Drive. Lampinen noted that the plan has already been submitted to NH-DES for State Subdivision Approval.

Board members questioned whether there were any wetlands on the 1.002 acre lot. Lampinen stated that there were not; Carbonneau stated that there were no wetlands in that area shown on the prior subdivision plat.

Motion by Self to accept the application as being complete, subject to a statement being included on the plat that the 1.002 acre lot has a minimum of 1 acre exclusive of wetlands. Seconded by Fuerderer. Vote: All in favor.

**3. Subdivision Application** - Richard Drew, LLS, agent on behalf of Charles R. and Rita-Ann Beauregard, wishes to subdivide Tax Map 12, Lot 21 into 7 lots. The subject premises are located on Taft Road and Flat Roof Mill Road and situated in the Residence Zoning District. Tax Map 12, Lot 21 currently consists of 13.99 acres. The proposed lots will be 1.01, 1.11, 1.02, 1.05, 1.00, 2.65 and 6.08 acres. The property is currently owned by Charles R. Beauregard, Sr. and Rita-Ann Beauregard. Beauregard stepped away from the table. Belletete was seated for Beauregard. Drew appeared before the Board on behalf of the Applicants. Numerous abutters were present.

Drew reviewed the plans before the Board, noting that it was a 7 lot subdivision, (6 lots plus a 1.01 acre lot that includes the existing house). The lots would range from approximately 1 to 6 acres. Drew stated that each lot meets the minimum frontage and “dry” acreage requirements. Drew stated that there would be 2 new curb cuts off Taft Road; these driveway permits have already been submitted to the Town. Drew also noted that driveway permit applications have been submitted to NH-DOT. 3 driveways are sought for Flat Roof Mill Road; Drew noted that an existing driveway serving the house, as well as an existing smaller access near the former borrow pit will be closed off.

Carbonneau stated that DPW Director Dunham will also require driveway permit applications for those driveways off of Flat Roof Mill Road, as the Town regulates the construction of the actual driveway.

Carbonneau also noted that Dunham was unable to be present this evening, but relayed that he did not have concerns regarding two additional driveways on Taft Road. Dunham also informed Carbonneau that existing vegetation on the corners of Taft Road/Webber Hill Road and Webber Hill Road/Flat Roof Mill Road should be removed to ensure adequate site distance.

Abutting property owner Ronald Fontaine expressed concern about his well and the potential impact for pollution of the same. Drew stated that there would be no impact on the wetlands. Fontaine stated that he

did not believe that the wetlands delineation was correct. Drew stated that the wetlands were delineated by the certified wetlands scientist, who is also a licensed septic designer.

Page stated that concerns had been raised that the 4K area as delineated on the plans was closer than 125 feet to the delineated wetlands. Page reminded those present that the Town's regulations state that the leach field must be at least 125 feet from delineated jurisdictional wetlands. Page stated that it appears that there is sufficient information included on the plans to satisfy the Board that the Town's wetland setback can be met on all lots.

Fontaine also questioned whether a driveway could be installed on Map 12, Lot 21-7 that meets Town setback requirements. Page noted that driveway regulations state that a driveway must be setback at least 10 feet from the property line, and must be a minimum of 15 feet wide. Drew stated that a driveway could be installed on that lot that would meet Town requirements and that would not require a wetlands permit.

Abutting property owners also expressed concerns about the following:

- site distance and the safety of the intersections of Taft Road/Webber Hill Road and Webber Hill Road/Flat Roof Mill Road;
- debris dumped in wetlands areas, including lumber, washing machines, etc.;
- wetlands on the property, as well as a brook running through the property; and
- safety on Flat Roof Mill Road with additional curb cuts

The disposition of the dilapidated barn was raised. Drew stated that this barn must be removed in order to meet zoning setback requirements.

Barlow suggested that a site visit might be appropriate. Board members decided on Sunday, February 1, 2009 at 1 p.m. The public is invited. Board members requested that lot lines, driveway locations and test pit locations be marked.

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

Beauregard resumes his seat at the table. Belletete steps down.

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

**1.** Consideration of revised plans submitted by Fast Friends (Tax Map 38, Lot 13). David Bergeron from Brickstone Masons presented revised plans to the Board. Bergeron stated that the modifications include changes to the drainage out to Matthews Road as requested by the DPW Director, immediate construction of a portion of the building that was to be a "future phase," modifications to the front of the building and relocation of the

dumpster. Bergeron stated that the changes reflect a slight decrease in the overall square footage of the building.

Motion by Barlow that that changes proposed are minor in nature and do not require any further action. Seconded by Beauregard. Vote: All in favor.

**2.** Consideration of revised plans regarding Page Senior Housing project (Tax Map 19, Lot 66). Page steps down due to a potential conflict of interest. Self assumes that role of Chair. Thieme is seated for Page. Rob Hitchcock from SVE Associates was present, as well as Keith Thibault and Ron Gosselin from Southwestern Community Services. Hitchcock presented the revised plans to the Board. Hitchcock stated that the revisions basically involved rotating the building 180 degrees, to provide the parking lot with a southerly orientation. Hitchcock stated that the suggestion to rotate the building came at the request of the developer's maintenance department, the result of which will greatly assist in snow removal. Hitchcock noted that the revised plans have been submitted to NH-DES for revision to the Site Specific Application approval.

Motion by Barlow that the changes proposed are minor in nature and do not require any further action. Seconded by Thieme. Vote: All in favor.

Page resumes his seat at the table. Self steps down as chair. Thieme is unseated.

**3.** Chris Frazier – request to set up mobile hotdog cart on property situated at 11 South Grove Street (Map 58, Lot 71). Frazier stated that he would like to be able to sell hotdogs, hot chocolate, etc. from a mobile cart on his property. The cart would be set up on his property, near the State's rail trail. Frazier stated that he proposes to sell to the snowmobilers who utilize the trail. Frazier stated that he would install lights on the back of the concrete structure on his property to illuminate the area; he also would have two picnic tables, as well as a trash receptacle. The snowmobilers would park on land owned by the State, but not necessarily on the trail itself. Hours proposed at 3 p.m. to midnight on Friday and Sunday and noon to midnight on Saturday.

Frazier stated that he plans on opening on January 23<sup>rd</sup>. Page stated that Frazier needs to obtain the required inspections from the State and by the Town's Health Officer and Fire Inspector. Board members also stated that Frazier would need to notify that State of his proposed business.

**4.** Presentation/Discussion - OSC member Dan Zeh presented a snapshot of another conservation priority area included in the NH *Wildlife Action Plan* (WAP) and solicited input from Board members (including corrections and/or additions) to the WAP. Zeh presented plans showing Swanzey Lake and areas situated 1,000 feet and 250 feet from the shoreline, as well as surrounding areas. It was noted that while the topo lines were on the maps, they were very difficult to see. These maps will provide invaluable

information when the Board begins the process of evaluating ways to protect the Swanzey Lake Watershed.

**5.** PB designee for Hazard Mitigation Plan Update. Steve Russell volunteered to be the Planning Board's designee for the Hazard Mitigation Plan Update.

**6.** Review/approval of explanation of proposed zoning amendments to be included in the voter guide. Board members reviewed the proposed voter guide language. Motion by Fuerderer to approve the language as submitted. Seconded by Beauregard. Vote: All in favor.

**7. Minutes from December 4, 2008.** Motion by Beauregard to approve the minutes from December 4, 2008 as submitted. Seconded by Self. Vote: All in favor.

Motion by Beauregard to adjourn. Seconded by Self. Vote: All in favor.  
Meeting adjourned at 9:10 p.m.

Submitted by,

Sara H. Carbonneau  
Town Planner