

**SWANZEY PLANNING BOARD MINUTES
APRIL 2, 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 regularly scheduled meeting of the Swanzey Planning Board was called to order at 7:00 p.m. by Chair Glenn Page. Members present: Glenn Page, Scott Self, June Fuerderer, Victoria Barlow, Jeff Goller, Steve Russell, Selectmen's Representative Nancy Carlson and alternate Jeanne Thieme. Town Planner Sara Carbonneau was also present. During the meeting, Jerry Mazza was appointed as an alternate member of the Board and assumed a seat at the table. The agenda for the evening's meeting was read and the following matters were addressed:

A. ELECTION OF ALTERNATE MEMBERS. Jerry Mazza was nominated for 3 year term to expire at Town Meeting 2012. Motion by Barlow to appoint Mazza as an alternate member of the Planning Board, term to expire at Town Meeting 2012. Mazza was sworn in by Selectman Carlson and assumed a seat at the table.

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 the Site Plan Review Application submitted by DMS Realty could reasonably be construed as having the potential for regional impact. Seconded by Russell. Vote: All in favor. Carbonneau noted for the record that notification required pursuant to RSA 36:57 was sent via certified mail to the SWRPC and the City of Keene on March 16, 2009. In addition, a complete copy of the application, plans and supporting documentation was hand-delivered by Carbonneau to the SWRPC and the City of Keene on March 31, 2009.

B. PUBLIC HEARINGS –

1. Site Plan Review Application - Robert Hadley wishes to utilize the existing structure situated at 888 West Swanzey Road for a business consisting of computer repair and sales. The property is shown at Tax Map 71, Lot 8 situated in the Business District. In addition, Hadley wishes to install an **attached sign** consisting of 12 s.f. Robert Hadley appeared before the Board. Abutting property owner Geoff Davis was also present. Public hearing opened (continued from March 19, 2009).

Board members reviewed correspondence from the property owner Robin Florence dated March 29, 2009, as well as a letter to Davis from Hadley dated March 23, 2009. In addition, Hadley provided a site plan showing the proposed parking area, as well as the proposed fence.

Documentation provided indicated that Hadley will “assume responsibility for the upkeep of the shared driveway and roadside” and that a fence will be erected to separate the subject premises from Davis’ property. Davis indicated to the Board that he was satisfied with the proposed arrangements.

Board members also reviewed the proposed attached sign location. Hadley indicated that the sign will contain the name of the business, hours of operation, telephone and street numbers. The sign will be located on the front of the building. Public hearing closed.

Motion by Self to approve the Attached Sign Application and the Site Plan Review Application subject to review and approval by the Code Enforcement Officer and Fire Department. Seconded by Barlow. Vote: All in favor.

Self reminded the Board that it had requested that the application “present a proposed driveway agreement at the public hearing.” Board members concurred that the arrangements to maintain the driveway presented tonight, as agreed to by both Davis and Hadley, were sufficient.

C. OTHER 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 - DSM Realty wishes to construct 109,039 square feet of retail space on property situated off West Swanzey Road. The property is shown at Tax Map 38, Lots 1 and 1-2 situated in the Commercial/Industrial District. A portion of the property is also situated in Keene, shown at Tax Map 85, Lot 1-20. The property is owned by Demoulas Super Markets, Inc. Present on behalf of the applicant were Jeff Kevan from TF Moran and Jim Lamp from J & Co. Numerous abutters and interested citizens were present.

Kevan provided the Board with lighting plans, as well as building elevations. In addition, Kevan submitted a Waiver Request from Section VIII(e)3(iii)l of the Town’s Site Plan Review Regulations. Kevan noted that he had previously provided the Town (at the time of the submission of the Site Plan Review Application) with copies of plans including:

- existing conditions
- overall site plan
- site preparation plan
- site layout plan
- grading & drainage plan
- utility plan
- water extension plan
- sewer plan & profile

- landscape plan
- storm water management plan &
- details sheets.

In addition, the Town has received copies of the following supporting documentation:

- Storm Water Management Report
- Geotechnical Engineering Report (Prepared by HTE Northeast, Inc.)
- Wetland Functions and Values Assessment (Prepared by Schauer Environmental Consultants, LLC)
- Site Specific Soil Survey Report (Prepared by Schauer Environmental Consultants, LLC)
- Traffic Impact Assessment Study (Prepared by TEC, Inc.)

Kevan noted that the applicant had previously been granted a variance for a 8,755 s.f. wetlands impact. Kevan stated that the wetlands application has been submitted to the State. In addition, Kevan noted that the applicant has also submitted an alteration of terrain permit application to the State. Kevan summarized the proposed drainage control for the project.

Kevan stated that the applicant has been in contact with the City of Keene regarding water and sewer hook-ups, as well as with the Swanzey Sewer Commission and the North Swanzey Water & Fire Precinct. Agreements regarding the proposed connections have yet to be finalized. Kevan briefly reviewed the proposed locations of the sewer and water lines.

Kevan stated that the applicant has been in contact with the City of Keene, Southwest Region Planning Commission, the Town of Swanzey and NH-DOT regarding traffic impacts and proposed changes. Page asked that Kevan provide some basic information about the proposed road improvements to the Board this evening. Keene City Planner Rhett Lamb stated that he felt that it was inappropriate for Kevan to discuss proposed traffic improvements, as the meeting is schedule for application acceptance only. Lamb noted that the City wished to comment on the traffic study and proposed changes. Page noted that the City (as well as others) would have the opportunity to provide testimony regarding the project at the public hearing. Kevan briefly summarized the proposed highway changes.

Motion by Self to accept the application as complete and proceed to public hearing on April 16, 2009. Seconded by Barlow. Vote: All in favor.

D. DISCUSSIONS/OTHER BUSINESS –

1. Request for Modification – John Arnone seeks to modify site plan approval granted by the Planning Board on July 1, 2004 to be able to operate “radio controlled miniature cars” outside. Arnone provided the Board with a site plan showing the proposed outdoor location of the r/c miniature car operation, as well as the provisions provided for separating the parking area from the r/c track.

Motion by Barlow to grant the requested modification to the July 1, 2004 site plan approval. Seconded by Russell. Vote: All in favor.

2. Notice of Voluntary Merger – MNTS Land, LLC requests that the Board approve the merger of Tax Map 19, Lot 97 and Tax Map 19, Lot 97-3. The properties are located off Old Homestead Highway and Page Court.

Motion by Self to authorize Page to sign the Notice of Voluntary Merger. Seconded by Fuerderer. Vote: All in favor.

a. Request for Modification – Board members also discussed Moore Nanotechnology’s request to modify the building colors (previously approved with a yellow and green color scheme). The proposed colors were shown in visual representations to the Board – Board members described the colors as being light grey and dark grey. Motion by Barlow to approve the modification to the building colors. Seconded by Russell. Vote: All in favor.

3. Request for Extension – Edon Tap (f/k/a Canyon Springs Estates) requests an extension of its subdivision approval originally granted on April 5, 2007. Rob Hitchcock from SVE Associates presented the Board with a request to extend subdivision approval. Hitchcock stated that due to market conditions, it was not economically feasible to move ahead with this project at this time.

Hitchcock stated that conditions 1, 2, 3 and 5 as set forth in the April 5, 2007 approval have been met. Hitchcock stated the Notice of Registration from the NH Attorney General’s Office (condition #4) has yet to be applied for. Also, bonding and phasing have yet to be finalized with the Town. Motion by Self to extend the subdivision approval to April 5, 2010. Seconded by Fuerderer. Vote: All in favor with the exception of Russell who voted in opposition to the Motion.

4. Minutes from March 19, 2009 – Motion by Barlow to approve the minutes from March 19, 2009 as submitted. Seconded by Barlow. Vote: All in favor, with Carlson and Russell abstaining.

Motion by Russell to adjourn. Seconded by Barlow. Vote: All in favor.
Meeting adjourned at 8:15 p.m.

Submitted by,

Sara H. Carbonneau
Town Planner