

**SWANZEY PLANNING BOARD MINUTES  
JULY 5, 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 July 5, 2007 meeting of the Swanzey Planning Board was called to order at 7:00 p.m. by Chair Glenn Page. Members present: Glenn Page, June Fuerderer, Scott Self, Charles Beauregard, Sr., Victoria Barlow, Steve Russell and alternate Jeanne Thieme. Town Planner Sara Carbonneau was also present. The agenda for the evening's meeting was read and the following items 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 Fuerderer that no items on tonight's agenda could be reasonably construed as having the potential for regional impact. Seconded by Beauregard. Vote: All in favor.

**A. PUBLIC HEARINGS –**

**1. Multi-Tenant Application** – Wes Barlow wishes to use a portion of the premises situated at 247 Monadnock Highway for the retail sale of flowers and shrubs. This is a seasonal business with no permanent structures proposed. The property is shown at Tax Map 19, Lot 94 situated in the Business Zoning District. The property is owned by Cheshire Fair Association. In addition, the applicant also requests a free-standing sign permit for a 1' x 7' sign to be affixed to the existing sign board. Wes Barlow and Joanne Labarre from the Cheshire Fair appeared before the Board. No abutters were present. Public hearing opened.

Barlow stated that he would like to operate a seasonal retail business, consisting of the sales of plants, flowers, shrubs and trees, as well as the sale of small incidental items such as sunglasses, children's toys, knick knacks, etc. The non-plant merchandise will be under a tent that has adjustable sides. The area will be entirely fenced in. The business will operate from April 1 through December 31<sup>st</sup>. Barlow noted that during the holiday season he will be selling Christmas trees. Public hearing closed.

Motion by Self to approve the multi-tenant application subject to review and approval by the Code Enforcement Officer and the Fire Inspector and to approve the free-standing sign permit application. Seconded by Russell. 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** – Joanne Barnes and Donald Ray Leonard, Jr. wish to subdivide Tax Map 57, Lot 64 into 2 lots. The subject premises are located on Spring Street and situated in the Residence and Business Zoning Districts. Tax Map 57, Lot 64 currently consists of 2.07 acres. The proposed lots will be 1.0 acres and 1.07 acres. Joanne Barnes and David Mann, licensed land surveyor, appeared before the Board. No abutters were present.

Mann reviewed the proposed subdivision plat before the Board. It was noted that each lot meets the minimum frontage and acreage requirements. Mann stated that the Board of Selectmen had rendered a decision as to where the Town portion of Spring Street ends.

Currently, there are two houses on the property. The proposed subdivision would give each house its' own land. Each parcel is connected to public sewer and each house is served by its' own individual well.

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

**C. DISCUSSIONS/OTHER BUSINESS –**

**1. Minutes from June 21, 2007** – Motion by Beauregard to approve the minutes from June 21, 2007 as submitted. Seconded by Fuerderer. Vote: All in favor. Carbonneau noted that the letter to the City of Keene regarding Base Hill Road will be ready for review at the July 19<sup>th</sup> meeting of the Board.

**2. Regulation Working Group** – Russell noted that the regulation working group will not meet on July 12<sup>th</sup>, as he will be out of Town. The meeting was rescheduled for Monday, July 16, 2007 at 3:30 p.m. at Town Hall.

Motion by Beauregard to adjourn. Seconded by Russell. Vote: All in favor. Meeting adjourned at 7:30 p.m.

Submitted by,

Sara H. Carbonneau  
Town Planner