

**SWANZEY PLANNING BOARD MINUTES  
MARCH 6, 2008**

**[Note: Minutes are not final until reviewed and approved by the Board. Review and approval generally takes place at the next regularly scheduled meeting of the Board.]**

The regular meeting of the Swanzev Planning Board was called to order at 7:00 p.m. by Chair Glenn Page. Members present: Glenn Page, Steve Russell, June Fuerderer, Charles Beauregard, Sr., Victoria Barlow, Selectmen's Representative Deb Davis and alternates Dave Osgood and Jeanne Thieme. Thieme was seated for Scott Self. 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 the agenda could "reasonably be construed as having the potential for regional impact." Motion by Fuerderer that no items on the agenda could be reasonably construed as having the potential for regional impact. Seconded by Beauregard. Vote: All in favor.

**A. PUBLIC HEARINGS –**

**1. Application to modify a previously approved Subdivision**

submitted by Broadvest Properties, Inc. The applicant wishes to reduce the number of lots in the approved subdivision from 18 lots to 7 lots. The property is located off Arrowcrest Drive and shown at Tax Map 20, Lot 153 situated in the Business Zoning District. Motion by Russell to continue this matter without further notice to Thursday, March 20, 2008 at 7:00 p.m. as the Town is awaiting receipt of the engineering review. Seconded by Fuerderer. Vote: All in favor.

**2. Applications for Site Plan Review and Subdivision –**

Southwestern Community Services wishes to construct multi-family housing (38 dwelling units contained within 1 building) on a parcel of land situated off 183 Monadnock Highway. The proposed lot consists of 6.82 acres and is a portion of a 15.98 acre parcel, shown at Tax Map 19, Lot 66, currently owned by Sandra Page. The property is situated in the Business Zoning District. The applicant has requested that this matter be continued. Motion by Thieme to continue this matter without further

notice to Thursday, March 20, 2008 at 7:00 p.m. Seconded by Beauregard. Vote: All in favor.

### **3. Application to modify Multi-Tenant Application approval –**

Meredith Hurt wishes to use a portion of the premises situated at 67 California Street for a business consisting of the commercial processing of sawdust. The property is shown at Tax Map 73, Lot 24 situated in the Commercial/Industrial and Rural/Agricultural Zoning Districts. The property is owned by Thomas Chabot. The applicant seeks to modify the previously approved multi-tenant application by permitting hours of operations from 8 a.m. to 5 p.m. Monday thru Friday. Abutting property owners Michael Pratt and Ruth Ellen Davison were present. Meredith Hurt appeared before the Board. Public hearing opened.

Hurt stated that she wishes to expand the hours of operation from 8 a.m. to 5 p.m., Monday through Friday. Hurt was previously approved to operate from 8 a.m. to 3 p.m., Monday through Friday on February 7, 2008.

Page stated that he viewed the site while the sawdust processing machine was operating. He felt that the noise levels were not objectionable. He also stated that he went to the pump station at California Brook Estates, as well as to the end of California Street. In all instances he felt that the noise levels were not objectionable.

Abutting property owner Michael Pratt (617 West Swanzey Road) was present and stated that the noise levels at his house were quite loud and annoying. He stated that recent decibel readings were 61db. Pratt also indicated that Hurt has been operating the sawdust processing machine after the current 3 p.m. deadline. Pratt stated that his property is currently on the market and a recent potential purchaser expressed concern about the noise levels.

Pratt stated that he does not object to Hurt operating a business, but requested that any expansion of hours also be accompanied by some sort of sound reduction methods. Pratt stated that he does not expect to have the sound completely alleviated. However, he does wish it to be reduced to a tolerable level. Public hearing closed.

Motion by Russell to expand the hours of operation from 8 a.m. to 5 p.m., Monday through Friday, contingent upon sound levels being reduced to a level acceptable by abutting property owner Michael Pratt. Seconded by Davis. 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. Site Plan Review Application** – Edward & Sharon Thomas wish to construct a new office and maintenance facility for Thomas Transportation. The proposed building will be approximately 8700 s.f. The property is situated off Route 10 and shown at Tax Map 38, Lot 18 situated in the Commercial/Industrial Zoning District. Dave Bergeron from Brickstone Masons and Edward Thomas appeared before the Board. No abutters were present.

Bergeron reviewed the proposed plans with the Board. It was noted that water and sewer would be run to the east of the property to Matthews Road. Drainage swales would run on both sides of the property to a retention pond, with drainage eventually emptying to the east side of Matthews Road.

Bergeron noted that an application for a curb cut has been submitted to NH-DOT, as access to the property is over a right of way from Route 10. Bergeron stated that the applicant will, in all likelihood, need to obtain an alteration of terrain permit. Bergeron stated that no fuel would be stored on site.

Thomas responded to questions regarding the business operations, stating that it is basically a limo/transportation type of service that operates 24/7. It is not a school bus service.

Motion by Barlow to accept the application as complete. Seconded by Russell. Vote: All in favor.

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

**1. Review** of proposed Conservation Residential Subdivision regulations. Working group members Barlow and Tiffany Mannion were present to provide an introduction to the proposed CRS regulations. It was noted that the regulations need to undergo a public hearing in order to be adopted as part of the subdivision regulations. Carbonneau stated that she has tentatively scheduled this public hearing for April 3, 2008, assuming that the enabling zoning regulations are adopted on March 11, 2008. Some of the significant changes from the existing cluster zoning regulations are as follows:

- a. CRS will not need a special exception;
- b. CRS allows both single family and two-family dwelling;
- c. The yield # is for the # of dwelling units versus the # of lots;
- d. The focus of the CRS is to identify those primary and secondary conservation values that the Town wishes to protect/preserve. Once those areas are identified, then houses, roads and other amenities can be located.

**2. Discussion** regarding strengths/weaknesses of existing subdivision regulations. The CRS working group has agreed to take on the task of revising the subdivision regulations (last amendment was in 1991). Areas which Board members felt needed attention were:

- a. road standards;
- b. drainage standards;
- c. process for engineering review;
- d. process for construction review;
- e. estimating infrastructure costs and bonding estimates;
- f. subdivision application fees;
- g. subdivision application process;
- h. department review and comment; and
- i. driveway regulations (adopted pursuant to the Board's subdivision regulation authority).

**3. Comprehensive Shoreland Protection Act** – Carbonneau alerted Board members to the fact that significant changes have been made to the Comprehensive Shoreland Protection Act that will go into effect on April 1, 2008. She strongly encouraged Board members to review these changes and to spread the word to those who own property along Wilson Pond, Swanzey Lake and 4<sup>th</sup> order streams and rivers. The State's website is [www.des.nh.gov/cspa](http://www.des.nh.gov/cspa)

**4. Minutes from February 21, 2008** – Motion by Beauregard to approve the minutes as submitted with a minor typographical correction. Seconded by Fuerderer. Vote: All in favor.

Motion by Beauregard to adjourn. Seconded by Thieme. Vote: All in favor. Meeting adjourned at 8:35 p.m.

Submitted by,

Sara H. Carbonneau  
Town Planner