

Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – January 8, 2015

Note: Draft Minutes are subject to review, correction and approval 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 Swanzey Planning Board was called to order at 6:00 p.m. by Chair Glenn Page. Members present: Glenn Page, June Fuerderer, Scott Self, Joe Smith, Jeff Goller, Selectmen's Representative Deborah J. Davis, Alternate Don Skiba, Alternate Jane Johnson and Alternate Jim McConnell.

Absent: Gus Lerandeau

The Chair took the roll and read aloud the agenda for the meeting. Page seated Johnson for Lerandeau.

Others Present: Dave Bergeron from Brickstone Land Consultants, LLC. Resident Bruce Bohannon, Director of Planning and Community Development Sara Carbonneau

Minutes:

- Minutes from December 11, 2014 were considered at 6:15 p.m. Johnson left the meeting at 6:14 p.m. and Chair Page seated Skiba for Johnson/Lerandeau. There was a **motion** by Smith to approve the Minutes of December 11, 2014 and a second by Self. No further discussion. All were in favor except for Fuerderer, Davis and Goller who abstained. Those in favor were Page, Self, Smith, and Skiba.
Motion passed.

Regional Impact: Board members considered whether any items on the agenda could be construed as having the potential for regional impact. **Motion** made by Fuerderer that no items on the agenda could be reasonably construed as having the potential for regional impact. Second by Smith, no further discussion, and all were in favor of the motion. **Motion passed**

A. PUBLIC HEARINGS -

1. **Boundary Line Adjustment between Tax Maps 38, Lots 29 & 30.** Both lots are owned by Bruce and Judith Bohannon. The boundary line adjustment seeks to add a total of 0.15 acres to Map 38, Lot 29. The properties are situated off Matthews Road and located in the Residence District.

Public Hearing opened at 6:02 p.m.

Bob Smith was present to speak to the surveyed boundaries. The southern boundary will be expanded by 25 feet. Smith said the property is conforming to all pertinent ordinances.

Public Hearing closed at 6:03 p.m.

Motion was made by Smith to approve the boundary line adjustment between Tax Map 38, Lots 29 & 30 on lots owned by Bruce and Judith Bohannon which adds a total of 0.15 acres to Map 38, Lot 29 on property situated off Matthews Road and located in the Residence District. There was a second by Fuerderer and no further discussion. All were in favor. **Motion passed.**

B. OTHER APPLICATIONS –

1. **Free-Standing and Attached Sign Permit Applications** – Michael Gomarlo wishes to reface existing signs (for Jeanne’s Family Diner) on property located at 765 West Swanzey Road, Tax Map 72, Lot 98-1. The property is situated in the Business District.

Chair asked for questions. Carbonneau said she was uncertain as to whether the sign had the street number on it as required by ordinance.

Motion was made by Goller to approve the applications of Michael Gomarlo to reface existing signs (for Jeanne’s Family Diner) subject to adding the street address to the sign posts for the free-standing sign (if not already there), on property located at 765 West Swanzey Road, Tax Map 72, Lot 98-1 situated in the Business District. The motion was seconded by Smith and no further discussion. All were in favor. **Motion passed.**

C. DISCUSSIONS/OTHER BUSINESS –

1. **Fast Friends** requested a minor amendment to a previously approved site plan – it had previously been approved to construct/install a 10’ x 10’ detached storage shed on the premises situated at 10 West Swanzey Road. Fast Friends would like to change this to a 12’ x 24’ shed. The property is shown at Tax Map 38, Lot 18 situated in the Commercial Industrial District.

Dave Bergeron represented Fast Friends and spoke to the need for a larger shed which will be in the same location as the one formerly approved. Self said he thought the change was relatively minor.

Motion was made by Self to approve an amendment to a previously approved site plan of Fast Friends to construct/install a 12’ by 24’ detached storage shed on premises situated at 10 West Swanzey Road on property shown at Tax Map 38, Lot 18 situated in the Commercial Industrial District. There was a second to the motion by Fuerderer and no further discussion. All were in favor. **Motion passed.**

2. **Dunkin Donuts**

Bergeron spoke about a change made to the design of the drive-through for Dunkin Donuts to accommodate more cars than previously designed, which had been asked for by neighbors of Dunkin Donuts at a previous meeting of the Planning Board. The change will now address 12 to 15 cars stacking in the lane.

Motion was made by Self to approve a minor change for the configuration of the drive though for Dunkin Donuts, second by Smith, and all were in favor. **Motion passed.**

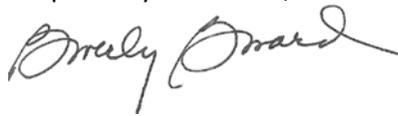
3. **Invitation to Fire Station Focus Group** – Carbonneau informed the Board that Fire Chief Norm Skantze will be holding an informational meeting regarding a proposed new fire station on January 10, 2015 and January 29, 2015.
4. **Budget Public Hearing and Bond Public Hearing** – Carbonneau also informed the Board that on January 13, 2015 the Selectmen will be holding a public hearing at 6:30 p.m. for the proposed budget and at 7:30 p.m. a public hearing for the proposed bond at the MRHS auditorium.
5. **Master Plan Committee** - Carbonneau informed the Board that the Master Plan Committee, a subcommittee of the Planning Board, will meet once again next Thursday at 4 p.m. She indicated that meetings will occur regularly on the third Thursday of the month at 4:00 p.m. Page, Smith and Self will be able to make that meeting. She invited anyone else on the Planning Board to join the Master Plan subcommittee. Skiba said he was uncertain that he could join the meeting on January 8th, but intended to remain a part of the subcommittee.
6. **Communication by Email** - Carbonneau said that she is making up a list of personal email addresses for the Planning Board since Town email addresses are not always being reviewed by all members of the Board.

Adjournment

Motion to adjourn was made by Goller, seconded by Smith, with all in favor. ***Motion passed.***

Adjournment occurred at 6:16 p.m.

Respectfully Submitted,



Beverly Bernard, Recording Secretary