

Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – January 14, 2016

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, Scott Self, Jane Johnson, Don Skiba, Joe Smith, and Selectmen’s Representative Deborah J. Davis. Alternate Jim McConnell arrived at 6:20 p.m.

Absent: June Fuerderer.

The Chair took the roll and read aloud the agenda for the meeting.

Others Present: Director of Planning and Community Development Sara Carbonneau, Mike Gomarlo, and Richard Sainsbury.

Minutes:

- Minutes from January 7, 2016 were considered. There was a **motion** by Self to approve the Minutes of January 7, 2016 with a change on page 6 to read that “one of the ideas is to build a separate tower which will cost a lot less of the original “greenhouse” idea” and on that “40 gallons per minute” needs to be consistent throughout the document. There was a second by Smith and no further discussion. All were in favor. **Motion passed.** All were in favor except Davis who abstained.

Regional Impact: Board members considered whether any items on the agenda could be construed as having the potential for regional impact. **Motion** was made by Johnson that there is no item on the agenda which can be construed to have potential for regional impact. There was a second by Smith. **Motion passed.**

A. PUBLIC HEARINGS –

Application for Boundary Line Adjustment between Tax Map 72, Lots 98 & 98-1.

Tax Map 72, Lot 98 is owned by J. Michael Gomarlo; Tax Map 72, Lot 98-1 is owned by Gomarlo's, Inc. The boundary line adjustment seeks to add 43,560 square feet to Map 72, Lot 98-1. The resulting lots will be 4.00 acres (Map 72, Lot 98) and 6.54 acres (Map 72, Lot 98-1). The properties are situated off West Swanzey Road and located in the Business District.

Public hearing opened at 6:02 p.m.

Mr. Gomarlo was present to discuss his request with the Board. He noted the gas station needs to be rebuilt and therefore moving the boundary line is necessary so that Gomarlos Inc. will own the exit for the gas station. He said the State of New Hampshire has asked him to become compliant with regulations for gas stations. He said it is cheaper to tear down the existing gas station, and rebuild it completely. He said the tanks would be a bit smaller (11,000 and 12,000 gallons instead of 15,000 gallons each). He provided a drawing of the proposed gas station. After consideration of the drawings, Page said that all that is needed is a building permit and there would be no need to come to the Planning Board.

Public hearing closed at 6:15 p.m.

Motion was made by Skiba that there is no action necessary by this Board for Gomarlo's proposed replacement of the gas station. There was a second to the motion by Self and no further discussion. All were in favor. **Motion passed.**

Carbonneau said if the Board approves the boundary line adjustment; it should be contingent on the deeds being recorded at the same time.

Motion was made by Self to approve the application of J. Michael Gomarlo for boundary line adjustment between Tax Map 72, Lots 98 and 98-1 to add 43,560 square feet to Map 72, Lot 98-1 with resulting lot sizes of 4.00 acres (Map 72, Lot 98) and 6.54 acres (Map 72, Lot 98-1) on properties situated off West Swanzey Road and located in the Business District contingent on the deeds being recorded at the same time. There was a second by Skiba. All were in favor. **Motion passed.**

B. OTHER APPLICATIONS –

Free-standing Sign Application

Terry Mark/Clearwater Pool & Spa wishes to relocate its existing free-standing sign. The property is situated at 233 Monadnock Highway, situated in the Business District. Variance was granted by Swanzey ZBA on January 11, 2016 regarding setback requirements and required reconfiguration of the parking lot. Ultimately the exit will be solely on Safford Drive.

Carbonneau said both the Fire Chief and Code Enforcement Officer approved of the change.

Motion was made by Smith to approve the request of Terry Mark/Clearwater Pool & Spa to relocate its existing free-standing sign on property situated at 233 Monadnock Highway, and situated in the Business District with understanding that a street number is included on the sign. There was a second to the motion by Self and no further discussion. All were in favor. **Motion passed.**

C. DISCUSSIONS/OTHER BUSINESS –

Application from Richard Sainsbury to be an Alternate on the Planning Board

Carbonneau suggested Mr. Sainsbury attend some of the meetings to familiarize himself with the work of the Board. Sainsbury was present and Carbonneau reviewed the filing period with him.

Legislative Action with the County

McConnell spoke about the 2016 budget having a 7.11% increase. He said outside agencies got cut back to 2014 levels but not much else was subject to be being cut.

Illegal Sign on Route 12

Carbonneau said that she thought Code Enforcement is following up with this issue (KG Performance Solutions' sign) which has been placed on a major artery without getting a permit. Carbonneau said she would check with the land owner to see if he would ask for the sign to be removed. The other option would be litigation since the owner of the sign has not made an effort to get the appropriate permits. Page said the ordinance does not allow an off-premise sign. A discussion was held regarding the details of the ordinance. Carbonneau said both the property owner and the owner of the sign would have to sign an application for a permit for the sign.

Adjournment

Motion to adjourn was made by Smith, seconded by Johnson, with all in favor. ***Motion passed.***
Adjournment occurred at 6:28 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Beverly Bernard". The signature is written in a cursive style with a large initial "B".

Beverly Bernard, Recording Secretary