

SWANZEY PLANNING BOARD MINUTES FEBRUARY 23, 2012

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 regular meeting of the Swanze Planning Board was called to order at 7:00 p.m. by Chair Glenn Page. Members present: Glenn Page, Scott Self, June Fuerderer, Jeff Goller, Jeanne Thieme, Selectmen's Representative Deb Davis and alternate Paula Miller. Miller was seated for Joe Smith. Town Planner Sara Carbonneau was also present. The agenda for the meeting was read and the following matters were discussed:

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 Goller. Vote: All in favor.

A. PUBLIC HEARINGS -

1. Subdivision Application - Richard Drew, agent on behalf of Richard & Barbara Pullen, wishes to subdivide Tax Map 67, Lot 2 into 2 lots. The subject premises are located on Atkinson Hill Road and situated in the Rural/Agricultural District. Tax Map 67, Lot 2 currently consists of 94.6 acres. The proposed lots will be 3.00 acres and 91.6 acres. Drew appeared before the Board on behalf of the applicants. No abutters were present. Public hearing opened. Richard Drew stated that the Pullens wish to subdivide a 3 acre house lot off the existing 94.6 acres which is across the road from the Pullens former homestead. Drew noted that the remaining 91.6 acres will be a rear lot, as it has at least 50 feet of road frontage on a Class V road, but does not have the full 225 feet required for a regular lot in the district. Drew stated that the property surrounding the proposed lot is subject to a conservation easement held by the Monadnock Conservancy. The Pullens reserved the right in the easement deed to subdivide in order to create one lot. Drew noted that subdivision approval from the State has been received. Public hearing closed. Motion by Self to approve the subdivision application. Seconded by Davis. Vote: All in favor.

2. New Tenant Application - BDM Sweeper Service, Inc. wishes to use the premises situated at 93 Base Hill Road for a business consisting of contracting, sweeping, paving, snow removal, fleet maintenance, equipment & material sales, and auto repair & sales. The property is shown at Tax Map 52, Lot 18 situated in the Business, Commercial/Industrial and Rural/Agriculture Districts. The property is owned by Robjohn, LLC. David Johnson and Matt Robinson appeared before the Board. No abutters were present. Public hearing opened. Page stated that the proposed use of the premises is very similar to the use that was conducted by the previous tenant (Bergevin's). Page noted that the Fire Department's feedback indicated no concerns with the proposed use; however, it was noted that a building permit would be required if renovations were conducted. Public hearing closed.

a. Free-Standing and Attached Sign Application - Applicant wishes to change the lettering/text on the existing signs. Self asked why a sign permit application was being considered by the Board. Carbonneau stated it was for informational purposes only.

Motion by Self to approve the New Tenant Application and Free Standing and Attached Sign Applications. Seconded by Fuerderer. Vote: All in favor.

3. Boundary Line Adjustment Application between Tax Map 74, Lots 18 and 18-2. Tax Map 74, Lot 18 is owned by Glen & Patricia Hurd; Tax Map 74, Lot 18-2 is owned by Elois Hurd. After the proposed boundary line adjustment, Tax Map 74, Lot 18-2 will consist of 1.86 acres (currently 139 acres +/-). The properties are situated off Forest Avenue and located in the Residence and Rural/Agriculture Zoning District. Glen Hurd appeared before the Board. No abutters were present. Public hearing opened. Hurd reviewed the plans with the Board. It was noted that State subdivision approval is required as the resulting lot would be less than 5 acres. Carbonneau reminded the Board that any approval should be subject to the condition that the plan and deed get recorded at the same time. Public hearing closed. Motion by Self to approve Boundary Line Adjustment with condition that plan and deed be recorded at the same time and subject to receipt of State subdivision approval. Seconded by Davis. Vote. All in favor.

B. DISCUSSIONS/OTHER BUSINESS -

1. Page referred the Board to a letter that Carbonneau received from the City of Keene in reference to the required upgrade to the wastewater treatment plant to comply with new regulations and to replace aging equipment. This is on the ballot as Article 2. Page reviewed anticipated financing for the project, as well as the anticipated impact on user fees and on the tax rate. Carbonneau stated that the letter triggers consideration of potential impact pursuant to RSA 674:54. Board members felt that there was no change in use nor was there a

substantially new use. Motion by Goller that no public hearing is necessary, as the Board found that there was no change in use nor was there a substantially new use. Seconded by Fuerderer. Vote: All in favor.

2. Approval of Minutes – The Board reviewed the minutes of February 9, 2012. Motion by Fuerderer to approve minutes as submitted. Seconded by Goller. Vote: All in favor.

Motion by Goller to adjourn. Seconded by Fuerderer. Vote: All in favor.
Meeting adjourned at 7:25.p.m.

Submitted by,

Donna Munson
Recording Secretary