

Town of Swanzey, New Hampshire  
**Swanzey Planning Board**  
Meeting Minutes – February 26, 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, Selectmen’s Representative Deborah J. Davis, Alternate Don Skiba, and Alternate Jane Johnson.

**Absent:** Jeff Goller, Gus Lerandeau, and Alternate Jim McConnell

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

**Others Present:** Director of Planning and Community Development Sara Carbonneau, Rob Hitchcock, Robert Secord, Joe Goodrich, Brad Borofsky.

**Minutes:**

- Minutes from February 12, 2015 were considered. There was a **motion** by Fuerderer to approve the Minutes of February 12, 2015 and a second by Skiba. No further discussion. All were in favor. **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. **Multi-Tenant Application** - Kristen Bagster Photography wishes to use a portion of the premises situated at 919 West Swanzey Road for a photography business. The property is shown at Tax Map 71, Lot 11 situated in the Business District. The property is owned by Robert & Shelley Secord. Robert Secord appeared before the Board. No abutters were present. Public hearing opened. Mr. Secord described the business which would reside at the northern end of Mr. Secord’s building. The sign will go where the previous occupant’s sign was located in the past. Secord said Bagster’s photography work will be by appointment only. The only change to the interior of the building is new paint; nothing will be changed on the outside. There is plenty of parking on the site. Public hearing closed.

**Motion** was made by Skiba to approve the multi-tenant application of Kristen Bagster Photography to use a portion of the premises situated at 919 West Swanzey Road for a photography business on property shown at Tax Map 71, Lot 11 situated in the Business

District and also approve a 16 square foot sign to be placed in the same location as a previous tenant's sign. There was a second by Self and no further discussion. All were in favor. **Motion passed.**

2. **Multi-Tenant Application** - Joe Goodrich wishes to modify his prior approval to allow for the sales of firearms. The property is shown at Tax Map 70, Lot 34 situated in the Business District. The property is owned by Shri Ganesh Corp. Mr. Goodrich was present. No abutters were present. Public hearing opened. Goodrich already sells firearm accessories at the site and wants to expand to selling firearms. Carbonneau noted that any approval by the Planning Board is contingent on approval by the Swanzev Police Chief. Page noted that an additional license is required for firearm sales and a permit must be signed off by the Police Chief, which Goodrich confirmed. Goodrich said that he will be putting rebar on the door. Johnson pointed out that the Fire Inspector will have to approve the re-bar for the door so that Fire Department will have access to the store should there be a fire. Johnson asked about whether there will be folks testing firearms at the site, and Goodrich said he will not be testing firearms at the shop. Public hearing closed.

**Motion** was made by Self to approve the multi-tenant application of Joe Goodrich to modify his prior approval to allow for the sales of firearms on property on West Swanzev Road shown at Tax Map 70, Lot 34 situated in the Business District, as well as a free-standing 20 square foot sign on the premises, subject to obtaining a firearm sales permit, and approval from the Police Chief and Fire Chief/Inspector. There was a second by Johnson and no further discussion. All were in favor. **Motion passed.**

**B. OTHER APPLICATIONS** – The following application was considered for completeness only. Comments were limited to the completeness of the application.

1. **Site Plan Review Application** - Sam's Outdoor Outfitters, Inc. wishes to construct a 5,402 s.f. addition to the existing structure. The property is situated at 74 Monadnock Highway and is shown at Tax Map 18, Lots 51 and 52 situated in the Business District. Engineer Rob Hitchcock was present to display a plan for the addition. He noted that a gate will be added (once construction on the roundabout ends) to the temporary road being created by the New Hampshire Department of Transportation (DOT) for construction of the roundabout which is scheduled for mid-year 2015. He explained how drainage will be handled and that some trees will be taken down. He said that the abutting property owner has been contacted and has no issue with the expansion plan. Hitchcock said there will be need for a second propane tank. He also noted that exterior construction of the addition will be consistent with the existing building. Brad Borofsky was present and he said that the footwear department in the existing building has been too small; the addition will accommodate expanded space for that portion of the business, as well as more room for the women's department and a clearance section. Hitchcock noted that two lots will be voluntarily merged and there will be a new entry into the parking lot off Swanzev Factory Road. Self said the application looks complete and Smith agreed.

**Motion** was made by Self to accept the application of Sam's Outdoor Outfitters, Inc. to construct a 5,402 square foot addition to the existing structure on property located at 74 Monadnock Highway and shown at Tax Map 18, Lots 51 and 52 situated in the Business District

as complete and can go to public hearing. There was a second to the motion by Smith and no further discussion. All were in favor. **Motion passed.**

### C. DISCUSSIONS/OTHER BUSINESS –

**Rob Mitchell's pit** – Hitchcock went on to discuss with the Planning Board the need to update Mitchell's gravel pit permit, which expires on November 1, 2015. Hitchcock said that the owner would like to deepen the pit down another 80 feet and will be asking for a permit to do so. He said the work load won't change and the footprint won't change, but with deepening the pit, Mitchell can lengthen the life of the pit. Hitchcock asked if a public hearing was necessary.

Page said that that adding 80 feet depth to the existing pit changes things. Fuerderer asked about whether or not the water table would be impacted. She said the aquifer is a concern. There was discussion about renewing the current permit, but that increasing the depth by 80 feet raises questions about the impact of such a depth, including the blasting that will accompany removing materials from the pit. Carbonneau mentioned that a citizen did complain to Town Hall last autumn about blasting on the site.

Self asked if the land gets reclaimed at all and Hitchcock responded that it is legal to leave the site as is once Mitchell is finished with taking material from the pit. Hitchcock said the site probably ends up being a lake.

Page said an acceptance hearing would be required and a public hearing at the next meeting following acceptance. Hitchcock mentioned a number of professional folks who could provide some information about the aquifer and blasting impact on the environment.

### Adjournment

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

Adjournment occurred at 6:29 p.m.

Respectfully Submitted,



Beverly Bernard, Recording Secretary