

Swanzey Planning Board Minutes

March 8, 2012

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.

Chair Glenn Page called the regular meeting of the Swanzey Planning Board to order at 7:00 p.m.

Attendance: Glenn Page, Jeanne Thieme, Jeff Goller, Scott Self, June Fuerderer, Selectmen's Representative Deborah Davis and alternate Paula Miller. Miller was seated for Smith. Page read the agenda for the evening's meeting, and the Board addressed the following matters:

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 reasonably be construed as having the potential for regional impact. Second by Self. Vote: All in favor.

A. PUBLIC HEARINGS

1. Multi-Tenant Application Rodney LeClair wishes to use a portion of the premises situated at 247 Monadnock Highway for a business consisting of sales of used furniture and antiques. The property is shown at Tax Map 19, Lot 94 situated in the Business District. The Cheshire Fair Association owns the property.

Rodney & Rhonda LeClair represented the application, and stated that they had discovered today that their chosen business name (Home Sweet Home) has already been registered in New Hampshire. Their second choice, Fair Trade Antiques and Used Furniture, is available and will become the business name, LeClair stated.

Board members reviewed the proposed business hours, parking layout and estimated number of customers, noting that the proposed business will be located where a prior business (Kids Change) had existed. No abutters were present. Board members had no questions or comments.

Motion by Self to grant the multi-tenant application, subject to code enforcement review. Second by Fuerderer. All in favor; motion carries.

B. OTHER APPLICATIONS

1. Free-Standing Sign Application Cheshire Oil Co. wishes to replace and modify the free-standing sign situated at 189 West Swanzezy Road, shown at Tax Map 52, Lot 1 situated in the Commercial/Industrial District.

2. Free-Standing Sign Application Cheshire Oil Co. wishes to replace and modify the free-standing sign situated at 37 Monadnock Highway, shown at Tax Map 18, Lot 247 situated in the Business District.

Bryant Robinson and Jay Fraser presented for Board review color versions of the proposed replacement signs. Fraser said that the signs would occupy the same footprint as those they are proposed to replace, and would list other businesses that are present at each of the two locations. Page noted that the proposed signs do not exceed allowable square footage. Board members had no questions or comments.

Motion by Self to approve the free-standing sign applications for 189 West Swanzezy Road and 37 Monadnock Highway. Second by Davis. All in favor; motion carries.

3. Notice of Voluntary Merger Keith Monroe wishes to merge properties shown at Tax Map 3, Lot 1 and Tax Map 3, Lot 1-3.

Board members reviewed the application materials.

Motion by Self to authorize the chairman to sign voluntary merger. Second by Fuerderer. All in favor; motion carries.

DISCUSSIONS/OTHER BUSINESS

Minutes from February 23, 2012 **Motion** by Fuerderer to approve the minutes from February 23, 2012 as submitted. Second by Goller. All in favor; motion carries.

There being no further business to come before the Board, motion at 7:12 by Goller to adjourn. Second by Thieme. All in favor.

Respectfully submitted,

Victoria Reck Barlow, recording secretary