

Town of Swanzey, New Hampshire  
**Swanzey Planning Board**  
Meeting Minutes – March 10, 2016

*Note: Draft Minutes are subject to review, correction and approval by the Board. Review, correction 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, Joe Smith, and Jane Johnson. The roll call and agenda for the meeting was read by Chair Page.

**Absent:** June Fuerderer, Selectmen’s Representative Deb Davis, and alternate Jim McConnell.

**Others Present:** Sara Carbonneau, Director of Planning & Community Development; Tina LaBarre; Mike Petrovick, architect and Ken Abbott from AbTech; and Catherine Robertson and Tom Minnich on behalf of Gert’s Pantry.

**Minutes:** Minutes from February 11, 2016 were reviewed. Motion by Self to approve the minutes from February 11, 2016 as submitted. Seconded by Johnson. Vote: All in favor.

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

**A. PUBLIC HEARINGS**

1. Multi-Tenant Application – Tina LaBarre wishes to use a portion of the premises situated at 140 Monadnock Highway for a consignment business. The property is shown at Tax Map 18, Lot 69 situated in the Business District. The property is owned by Kenneth Bergeron.
  - a. Free-Standing Sign Application submitted by Tina LaBarre for the above-described business (Hannah’s Closet).
  - b. Attached Sign Application submitted by Tina LaBarre for the above-described business (Hannah’s Closet).

Tina LaBarre appeared before the Board. No abutters were present. Public hearing opened. The Board considered the multi-tenant application and the sign applications together. Page reviewed the multi-tenant application. It was noted that the Code Enforcement Officer and the Fire Inspector have reviewed the premises. The signs will be installed on the existing sign faces. Public hearing closed. Motion by Smith to approve the multi-tenant application and the sign applications. Seconded by Self. Vote: All in favor.

B. OTHER APPLICATIONS - (The following application is being considered for completeness. Comments will be limited to the completeness of the application only.)

1. Site Plan Review Application – AbTech, Inc. wishes to construct a 1,225 s.f. addition to its building situated at 129 Monadnock Highway. The property is shown at Tax Map 18, Lot 67 situated in the Business and Residence District. Architect Mike Petrovick and AbTech owner Ken Abbott appeared before the Board. No abutters were present. The Board noted that the applicant proposes two additions, totaling 1,225 s.f. One addition is for a proposed wood shop (to building shipping crates for AbTech’s products); the second addition is for a proposed entrance vestibule. Carbonneau stated that AbTech has full approval from the Zoning Board of Adjustment to operate a business in the Residence District. Motion by Johnson to accept the application as complete. Seconded by Self. Vote: All in favor.

**C. OTHER APPLICATIONS -**

1. Request from West Swanzey Community Church to relocate Gert’s Pantry on the premises situated at Homestead Avenue, Tax Map 72, Lot 24, situated in the Village Business District I. Catherine Robertson from the West Swanzey Community Church and Tom Minnich on behalf of Gert’s Pantry appeared before the Board. The request is to move the food pantry to the “garage” area on the church’s property. It should be noted that the Code Enforcement Officer has instructed that vehicles no longer be parked in the “garage” area and that flammable liquids either in cans or equipment should no longer be stored in the “garage,” as the mating wall is not property protected and the garage has a floor constructed entirely of wood. Carbonneau asked how the board wanted to proceed on this request, as a site plan was never submitted for Gert’s Pantry. Board members noted that the pantry has been there for a number of years and the relocation of the pantry on the premises is a minor modification. Page stated that he felt that a site plan should be submitted with the building permit application. Motion by Self that the proposed relocation of the pantry on the premises is a minor modification and that a full site plan should be submitted with the building permit application. Seconded by Smith. Vote: All in favor.
2. Request for confirmation/approval for correction to Boundary Line Adjustment Plan – Kevin & Linda Madden. Carbonneau stated that an error to a boundary line adjustment plan for property owned by Kevin and Linda Madden was discovered. The original plan recorded at Cab. 13, Drawer 9, #47 incorrectly shows the southeast property line. After discussions between Carbonneau and the surveyor (Joe DiBernardo), DiBernardo prepared a corrective plan to be recorded at the Cheshire County Registry of Deeds. Motion by Self to approve the corrective plan. Seconded by Johnson. Vote: All in favor.

**D. DISCUSSIONS/OTHER BUSINESS –**

1. Carbonneau reviewed the results of voting. Noted that there are 2 alternate member vacancies, which will be posted soon.
2. Deferred discussion of legislative activity, until Representative McConnell could be present.

**Motion** to adjourn by Smith, seconded by Self. Vote: All in favor. **Motion passed.**  
Adjournment at 6:30 p.m.

Respectfully Submitted,

Sara H. Carbonneau, Director  
Planning & Community Development