

Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – March 12, 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: Scott Self, June Fuerderer, Joe Smith, Selectmen's Representative Deb Davis (arriving at 6:10) and Alternate Member Jane Johnson. Johnson was seated for Goller. The roll call and agenda for the meeting was read by Chair Page.

Absent: Alternate Members Don Skiba and Jim McConnell.

Others Present: Sara Carbonneau, Director of Planning & Community Development, Rob Hitchcock (SVE Associates), Brad Borofsky and Dwight Scott representing Sam's Outdoor Outfitters, LLC, Tara Germond and Mari Brunner (Southwest Region Planning Commission), Barbara Skuly and David Hoitt, and Sly Karasinski (N. Swanzey Water & Fire Precinct).

Minutes: Minutes from February 26, 2015 were reviewed. Fuerderer noted that the questions regarding the Mitchell gravel pit and the underlying aquifer were made by Davis and not Fuerderer.

Motion was made by Smith to accept the minutes with that correction. The motion was seconded by Fuerderer. 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. New Tenant Application – Steve Pro/Septic Pro wishes to use the premises situated at 33 Prospect Street for a business consisting of septic design, maintenance and installation, earth moving, and snow plowing. The property is shown at Tax Map 57, Lot 97, with access provided over Tax Map 57, Lot 96 situated in the Business District. Both lots are owned by Winn Johnson. Interested citizens Barbara Skuly and David Hoitt were present. No one appeared before the board on behalf of the applicant. Self stepped down from the table, as he is an abutter. Skuly stated that she had questions about Pro's operation. As the applicant was not present to answer questions, a motion was made by Johnson to continue the public hearing to March 26, 2015 at 6:00 p.m. without further notice. Second by Fuerderer. Vote: All in favor. Self resumed his seat at the table.

2. 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. Rob Hitchcock (SVE Associates), and Brad Borofsky and Dwight Scott (on behalf of Sam’s Outdoor Outfitters, LLC) appeared before the Board. Sly Karasinski from the North Swanzey Water & Fire Precinct was also present. No abutters were present. Davis was not present for the discussion of this item. Public hearing opened.

Hitchcock presented the plans to the Board. Hitchcock noted that the bypass being constructed during the roundabout project will be left on site. The bypass will be gated and signage will be installed alerting the public that there is no thru access (once the roundabout opens for use). Hitchcock noted that the entire building (addition plus the original building) will be sprinklered. Also noted that plans have been reviewed with abutting property owner Lerandeau, who indicated support for the project. An evergreen buffer will be planted along Lerandeau’s property line. Noted that there are 85 parking spaces provided, whereas only 82 are required by zoning. The additional runoff will be handled by a stormwater detention basin at the rear of the property. Water meter readings indicate that the water usage will continue to be less than the volume the septic system is designed to treat. Carbonneau noted that the project will need both a state and a town driveway permit. Public hearing closed.

Motion by Self to grant the site plan review application, subject to receive of state and town driveway permits. Seconded by Fuerderer. Vote: All in favor.

Davis arrives at 6:10 p.m.

B. OTHER APPLICATIONS -

1. Attached Sign Permit Application – Septic Pro wishes to install a 6 s.f. sign on the building situated at 33 Prospect Street, shown at Tax Map 57, Lot 97. The property is situated in the Business District. Deferred until March 26, 2015.
2. Attached Sign Permit Application – Sam’s Outdoor Outfitters, Inc. wishes to install an attached sign consisting of 64.91 s.f. The property is situated at 74 Monadnock Highway and is shown at Tax Map 18, Lots 51 and 52 situated in the Business District. This application was withdrawn by the application.

C. DISCUSSIONS/OTHER BUSINESS –

1. Notice of Voluntary Merger – Sam’s Outdoor Outfitters, Inc. wishes to merge properties shown as Tax Map 18, Lots 51 and 52. Upon approval, the lots will be known as Tax Map 18, Lot 52. Motion by Smith to authorize Chairman Page to sign the voluntary merger. Seconded by Johnson. Vote: All in favor.

2. Request by Swanzey Oil to co-occupy space with Tony Poanessa. Property is situated at 919 West Swanzey Road, shown at Tax Map 71, Lot 11 situated in the Business District. The property is owned by Robert and Shelley Secord. R. Secord discussed the request before the Board. Essentially, Poanessa wishes to use an office within the Swanzey Oil business to meet with customers, prepare estimates, and do general office work. He will also utilize the “back storage area,” to store ladders and carpenter tools. No hazardous chemicals or materials will be located in either the “back storage area” or within the office area. Motion by Self that this is a sublet of Swanzey Oil’s permitted use and that no approval is needed from the Planning Board. Seconded by Smith. Vote: All in favor.

3. Partnership to Improve Community Health Initiative/Complete Streets Presentation – presentation by Tara Germond, Senior Planner at Southwest Region Planning Commission (SWRPC) and Mari Brunner, Planning Technician. Germond reviewed the materials previously provided to the board members. SWRPC was subcontracted by Cheshire Medical Center/Dartmouth-Hitchcock Keene to work on the “active transportation” component of the initiative. The “active transportation” component has three objectives:
Objective 1: To increase the number of local governments that implement Complete Streets policies.
Objective 2: To increase the number of communities with improved bicycle infrastructure supporting active transportation.
Objective 3: To increase the number of schools that implement Safe Routes to School (SRTS) programs.

SWRPC is looking for a community to partner with to provide assistance in adopting complete streets policies/guidelines that work for each community. To date, the City of Keene has signed on to participating in year 1 of the 3 year project. Germond was approaching the Swanzey Planning Board to determine if the town had any interest in participating in the first year of the project. There would be no financial commitment required of the town. Board members discussed various ideas and opportunities that could present by participating in this project. Ideas included connectivity of the rail trail system, sidewalks, and roads; developing policies/guidelines for ensuring safe use of the transportation network by all users; reviewing of plans for the Main Street project; implementing recommendations contained in the Route 12 Corridor Study, etc. Germond noted that on the state-controlled roads that NH DOT would be a partner in this project. Germond stated that the grant includes funding for public demonstration events.

Motion by Self to endorse and pursue working with SWRPC on the project. Seconded by Smith. Vote: All in favor. Germond will contact the Board of Selectmen to get final approval from the town.

4. Planning Board’s Representative on the Open Space Committee. No members of the Planning Board volunteered to serve at the representative on the Open Space Committee. Board members were appreciative of Thieme’s offer. Motion by Self to appointment Jeanne Thieme as

the representative on behalf of the Planning Board to the Open Space Committee. Seconded by Fuerderer. Vote: All in favor.

5. Other business as may be required.

OEP's conference – May 2nd. If anyone is interested in attending, please contact Carbonneau.
Ribbon cutting for Safford Drive has been delayed to May 29th at noon.

Motion to adjourn by Smith, seconded by Fuerderer. Vote: All in favor. **Motion passed.**
Adjournment at 6:50 p.m.

Respectfully Submitted,

Sara H. Carbonneau, Director
Planning & Community Development