

**SWANZEY PLANNING BOARD AGENDA - Revised  
MARCH 13, 2014**

The regular meeting of the Swanzey Planning Board will be held on Thursday, March 13, 2014 at 6:00 p.m. at the Swanzey Town Hall. The agenda will be as follows:

**A. PUBLIC HEARINGS -**

**1. New-Tenant Application** - Richard Davis wishes to use the premises and garage situated at 331 Flat Roof Mill Road for the repair and maintenance of trucks associated with his business (subcontractor to railroad companies). The property is shown at Tax Map 3, Lot 22 situated in the Business District. The property is owned by Robinson & Johnson Partnership.

**2. Public Hearing to Consider Revocation of a Previously Approved Site Plan** - The Planning Board seeks to revoke the modified site plan for Nissan of Keene, approved on November 14, 2013. The property is owned by Gemica Properties, LLC and is located at 544 Monadnock Highway, Tax Map 2, Lot 5, situated in the Business District.

Reasons for revocation are as follows:

The Board determined on January 23, 2014 that there were deficiencies in the execution of the approved site plan as follows:

- a. Parking area was not constructed in accordance with the approved plans;
- b. Fence was not installed in accordance with the approved plans and in the time frame required;
- c. Direction and timing of the lights were not being operated in accordance with the approved plans; and
- d. Drainage clearing was not completed in accordance with the approved plans and in the time frame required.

At the January 23, 2014 meeting of the Planning Board, the Board recommended actions to be taken to temporarily remedy the deficiencies in the execution of the site plan. These items were as follows:

- i. Move snow pile to the north end of the lot - to be done immediately;
- ii. Temporary installation of concrete curb stops and hay bales - to be done immediately;
- iii. Lights to be put on timer and to operate in accordance with the approved site plan - to be done immediately;
- iv. Ditch dredging to be completed in Spring 2014; and
- v. Fencing to be installed in Spring 2014.

As of February 20, 2014, items i., ii. and iii. had not completed in accordance with the January 23, 2014 recommendations by the Board. As a result, the Board voted on February 20, 2014 to begin the process for revocation of the site plan.

**B. OTHER APPLICATIONS -**

**1. Free-Standing Sign Permit Application** - William Lauer wishes to install a 4 s.f. free-standing sign for his home occupation situated at 694 Old Homestead Highway, Tax Map 33, Lot 7. The property is in the Residence District.

**C. DISCUSSIONS/OTHER BUSINESS –**

1. Consideration of representative to Open Space Committee. (Also, determination of term.)
2. Request by Cameron's Winery to conduct outdoor wine tastings.
3. Other business as may be required.