

Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – March 14, 2013

Note: 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.

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, Jeff Goller, Gus Leraudeau, Alternate Jane Johnson and Selectmen's Representative Deborah Davis. The roll was called and agenda for the meeting was read by Chair Page.

Absent: Bob Audette

Others Present: Town Planner Sara Carbonneau, Mike Primus, Leslie Cameron

Minutes: Minutes from February 28, 2013 were reviewed. **Motion** by Fuerderer to accept the minutes as distributed. Seconded by Smith. All were in favor except for abstentions from Selectmen Davis and Leraudeau who were not present at the February 28th meeting. **Motion passed.**

Regional Impact: Board members considered whether any items on the agenda could be construed as having the potential for regional impact. **Motion** 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

Multi-Tenant Application

Mike Primus wishes to utilize the northerly part of the premises situated at 679 West Swanzey Road for a flea market and to utilize the space in front of the building for parking. The property is shown at Tax Map 73, Lot 13 situated in the Business District. The property is owned by Scott and Jay MacPhail.

Page opened the public hearing at 6:04 p.m.

Page asked Primus about parking at the property and Primus said the parking will be in front of the building. Page asked if any abutters were present. None were. Carbonneau noted that there is a comment on the application from Police Chief DeAngelis about there being no parking permitted on Route 10 in the breakdown lane. She also noted that Fire Chief Skantze will inspect the fire lane to ensure that it is implemented properly once Primus has set up the flea market. Public hearing closed. Self **moved** to approve the application with the condition that the fire lane be implemented as required by fire regulations, second by Leraudeau, all were in favor. **Motion passed.** Primus left the meeting at 6:07 p.m.

New Tenant Application

Leslie Cameron wishes to use the building situated at 766 West Swanzey Road for a business consisting of the production and sale of fruit wines, tasting room, and the retail sale of associated goods. The property is shown at Tax Map 72, Lot 56-1 situated in the Business District. The property is owned by Bruce Willard & Theresa Hebert.

Page opened the public hearing at 6:08 p.m.

Page asked Cameron if the site is the current site of Mrs. Bees Gardens and Cameron confirmed the location. Carbonneau noted that that Cameron will be doing some modifications to the building on site and will need to get a building permit when those modifications take place. Page asked the members of the Planning Board if they had any questions for the applicant. Self asked about the 5 a.m. to 9 p.m. hours noted on the application. Cameron explained that production starts at 5 a.m. but there would be no customers at that hour. Public hearing closed. Self made a **motion** to approve the application with condition that modifications are made to code, seconded by Fuerderer. Further discussion occurred when Johnson asked about the 12:00 a.m. hour noted on the application. Cameron responded that 12:00 a.m. might be working time/production time and there would be no customers. All in were in favor. **Motion passed.**

B. DISCUSSIONS/OTHER BUSINESS –

Election of Alternate Member

No residents were present nor had any resident applied for the position. Carbonneau said she would re-post the opening. Self **moved** to table the Election of an alternate member of the Planning Board until the meeting to be held in April 2013, second by Smith, and all were in favor. **Motion passed.**

Election of Officers

Goller **moved** to maintain the current slate of officers with Glenn Page as Chair and Scott Self as Vice Chair, seconded by Smith, no discussion, all were in favor. **Motion passed.**

Amendment to Rules of Procedure

It was noted that the Board needs to formally adopt the 6:00 p.m. start time in the rules of procedure, a change from the previous 7:00 p.m. start time. Fuerderer made a **motion** to amend the rules of procedure such that the start time for board meetings is 6:00 p.m. Self seconded the motion and there was no further discussion, all were in favor except for Deborah Davis who voted "no". **Motion passed.**

Discussion re Construction Details, Construction Procedures Manual, and Road Acceptance Policy

A discussion occurred regarding the Construction Procedures Manual. Carbonneau said that Attorney Sam Bradley suggested deleting Construction Observer and assign the Project Administrator that responsibility. She also noted that Bradley said that minor changes can be made in the field so long as those changes do not conflict with the intent of the plan. However major changes must come back to the Board for consideration.

Carbonneau asked if anyone had other comments. She proposed that she put the document into final form with final changes and get it out to the Board members as a PDF file for review. Members can then

vote to approve the Construction Procedures Manual at next week's meeting (March 28, 2013). Page asked if anyone had anything else? Carbonneau responded that the draft for the edited Utilities Section of the Master Plan and the Town Government section will be ready for consideration at the next meeting of the Board. She noted that she hasn't heard from the Department heads yet. Self asked about Director of Public Works Lee Dunham's plan for adding on to the Public Works department. Self said there is property in Town with large garage bays that might be suitable for Public Works or Fire Department use which might be available in the near future.

AIA-NH Young Architects/West Village Updates Presentation

Carbonneau mentioned that on March 23rd at 10:00 a.m. a presentation of the young architects proposal regarding Whitcomb Hall will be held at Town Hall. That meeting will also include a briefing from the Whitcomb Hall committee and an update on the purchase of the West Swanzey Athletic Association building. Carbonneau noted the final report from the Meet Me On Main! Charrette has been received and will be discussed briefly on March 23rd. Carbonneau noted that there were specific suggestions for zoning changes, included in the final report from the Charrette, to be considered by the Planning Board in the future.

Town Meeting/Vote

Carbonneau spoke briefly about the results of the March 12, 2013 Town Vote. She noted that the wetlands setback requirement for Wilson Pond stays at 125 feet. The warrant article to change it to 50 feet failed to gain a majority vote.

West Swanzey Water Company Discussion

Also noted was the fact that Page will be speaking to the Board of Selectmen on March 19th about creating a study committee regarding the West Swanzey Water Company.

Dollar General Litigation

Johnson asked about any news regarding the Dollar General lawsuit and Carbonneau reported that the "trial" is scheduled for Tuesday afternoon, March 19, 2013. Carbonneau stated that the "trial" actually consists of arguments by the attorneys before the judge. Typically, no witnesses are called. The judge makes his decision based on the certified record.

Motion by Lerandeau to adjourn, seconded by Fuerderer, with all in favor. **Motion passed.**
Adjournment at 6:30 p.m.

Respectfully Submitted,



Beverly Bernard, Recording Secretary