

**SWANZEY PLANNING BOARD MINUTES  
MARCH 22, 2012**

[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 Swanzeay Planning Board was called to order at 7:00 p.m. by Chair Glenn Page. Members present: Glenn Page, Scott Self, June Fuerderer, Gus Lerandean, Selectmen's Representative Deb Davis and alternates Bob Audette and Paula Miller. Audette was seated for Joe Smith, Miller was seated for Jeff Goller. Town Planner Sara Carbonneau was also present. The agenda for the evening's meeting was read and the following matters were addressed:

**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. Seconded by Self. Vote: All in favor.

**A. PUBLIC HEARINGS –**

**1. New-Tenant Application** - Furlone, LLC, on behalf of Kingsbury an Optimation Company, wishes to use the premises at 15 Business Center Drive for an engineering office. The property is shown at Tax Map 36, Lot 5 situated in the Business District. The property is owned by Furlone, LLC. Bob Furlone appeared before the Board. No abutters were present. Public hearing opened.

Furlone stated that Kingsbury plans on utilizing the entire building. Initially, there would be approximately 7 employees. Eventually, it is anticipated that there would be up to 25 employees.

Furlone noted that the footprint of the building remains unchanged from June 23, 2011 (when the building's proposed footprint was reduced). Furlone stated that the parking configuration has been modified on the submitted plans, as well as modifications to the landscaping. Furlone also noted that they would like to move the dumpster and the underground propane tank to a location closer to the building, with Furlone stating that the location of the propane tank

would meet required codes. In addition, Furlone noted that the overhead door is no longer required. Public hearing closed.

Motion by Self to grant the new tenant application, subject to the location of the underground propane tank meeting code requirements. Seconded by Fuerderer. Vote: All in favor.

## **2. Modification to Previously Approved Multi-Tenant Application -**

Mike Primus wishes to use a portion of the premises situated at 679 West Swanzey Road for an outdoor flea market with a possible food concession association therewith. The property is shown at Tax Map 73, Lot 13 situated in the Business District. The property is owned by Scott & Jay MacPhail. (Note: The request for possible food concession was withdrawn on March 15, 2012.) Mike Primus appeared before the Board. No abutters were present. Public hearing opened.

Primus stated that he was withdrawing his request to operate a food concession, noting that there was already another food concession that had been approved on the site (Youtsey). Primus stated that he had spoken with the Fire Department and had revised his site plan to reflect a 20 foot fire lane around the southerly end of the building. Primus stated that with the revision for the fire lane, the flea market area would be moved further away from the building toward the road. With this revision, all of the "spaces" would be 10' x 10' - there would be a maximum of 20 spaces. Primus stated that all of the tables would be taken down each evening. In addition, if anyone sets up umbrellas and/or tents to provide protection from the elements, these would also be taken down each evening. Public hearing closed.

Motion by Self to approve the modification to the previously approved multi-tenant application. Seconded by Lerandea. Vote: All in favor.

## **B. OTHER APPLICATIONS -**

**1. Attached Sign Permit Application -** Peter Poanessa wishes to install two attached signs on the property situated at 12 Base Hill Road, shown at Tax Map 52, Lot 1-1 situated in the Commercial/Industrial District. The property is owned by Catahoula, LLC. Board members reviewed the proposed signs, noting that they met the requirements of the zoning ordinance. Board members questioned whether the street number should be included on the attached sign(s). Carbonneau stated that the street number is required on a free-standing sign. However, at this time, no free-standing sign is proposed. Carbonneau stated that she would discuss how to identify this property via street numbering with the Fire Chief and property owner. Motion by Self to grant the attached sign applications. Seconded by Fuerderer. Vote: All in favor.

## **C. DISCUSSIONS/OTHER BUSINESS -**

**1. Request for Modification** - Dana Youtsey submitted a written request to the Board seeking permission to leave his approved hot dog wagon on site overnight. (See minutes from January 5, 2012.) Board members noted that a previous food concession on site had left the "wagon" on site overnights and there did not appear to be an issue when that occurred. Motion by Fuerderer to grant Youtsey's request. Seconded by Miller. Vote: All in favor.

**2. Lane v. Swanzey Court Order** - Board members reviewed the Judge's order issued on March 8, 2012. Motion by Lerandean to adopt the Court's order and remove the restriction on the use of Haul Road II from Lane's site plan and excavation permit. Seconded by Self. Vote: All in favor

**3. Planning Board Representation on the Open Space Committee** - Board members reviewed correspondence from Jeanne Thieme volunteering to serve as the Planning Board's designee on the Open Space Committee. Board members expressed their appreciation at the offer. Motion by Lerandean to appoint Jeanne Thieme as the Planning Board's designee on the Open Space Committee. Seconded by Davis. Vote: All in favor.

**4. Appointment of Alternate Member** - Board members reviewed the nomination papers submitted by Jane Johnson. Upon Motion by Davis and seconded by Fuererder, Board members unanimously elected Johnson as an alternate member with her term to expire at Town meeting 2015.

**5. Officers** - Fuerderer nominated Page to serve as Chair and Self to serve as Vice Chair. Seconded by Miller. Vote: All in favor.

**6. Minutes from March 8, 2012.** Motion by Fuerderer to approve the minutes from March 8, 2012 as submitted. Seconded by Davis. Vote: All in favor.

Motion by Davis to adjourn. Seconded by Fuerderer. Vote: All in favor. Meeting adjourned at 7:45 p.m.

Submitted by,

Sara H. Carbonneau  
Town Planner