

Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – March 27, 2014

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, Alternate Jane Johnson, Alternate Don Skiba, and Alternate Jim McConnell. The roll call and agenda for the meeting was read by Chair Page. Page seated Skiba for Goller and McConnell for Lerandeau.

Absent: Jeff Goller, Gus Lerandeau and Representative from the Board of Selectmen, Deborah J. Davis.

Others Present: Director of Planning and Community Development Sara Carbonneau, and applicant Timothy Cloutier.

Minutes: Minutes from March 13, 2014 were reviewed. **Motion** was made by Smith to accept the minutes. The motion was seconded by Self. Fuerderer abstained. 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. Multi-Tenant Application -

Timothy Cloutier wishes to use a portion of the premises situated at 386 Massey Hill Road for a retail and wholesale swimming pool & spa supply business. The property is shown at Tax Map 3, Lot 36 situated in the Business District. Public hearing opened. Cloutier was present to review his application with the Board. He noted there will be three garage bays for his business. Page asked if any abutters were present and there were none. Carbonneau provided an email from Scott Lambert, a neighbor, to withdrawn his concerns which he had previously provided to Carbonneau. In the email he said that he was satisfied that his issues had been worked out.

Page noted that approval by the Planning Board is subject to code and fire department approval. Self asked how many employees would be present at the business and Cloutier responded that it might be a couple of part-timers and himself. Public hearing closed.

Motion by Skiba to approve the multi-tenant application of Timothy Cloutier for use of a portion of the premises at 386 Massey Hill Road, Tax Map 3, Lot 36, situated in the

Business District, for a retail and wholesale swimming pool and spa supply business, subject to code and fire review, second by McConnell, and all were in favor. **Motion passed.**

B. OTHER APPLICATIONS -

1. Free-Standing Sign Permit Application -

Terry Bolster, agent on behalf of "The B's Treasures and Flea Market"/Grandpa's Flea Market, wishes to install a free-standing sign on property situated at 679 West Swanzey Road, Tax Map 73, Lot 13 situated in the Business District. It was noted at the meeting that this is a replacement sign using the existing sign standards. Carbonneau said that the present sign is being changed and updated, but there will be no change in the square footage of the sign.

Motion by McConnell to accept the sign application of Terry Bolster serving as agent on behalf of "The B's Treasures and Flea Market"/Grandpa's Flea Market for a free-standing sign on property situated at 679 West Swanzey Road, Tax Map 73, Lot 13, situated in the Business District. There was a second by Smith. Self noted that the street number is required on the sign. All were in favor. **Motion passed.**

Carbonneau also noted that the State Farm agent hasn't yet included the number of the street on his business sign but he has informed Carbonneau that he will do so shortly.

2. Notice of Voluntary Merger –

Request by Cynthia D'Amato, et al. to merge properties shown at Tax Map 24, Lots 45 and 46 located on South Road. The Board was asked to authorize Chair Page to sign the document to merge the two lots. A brief discussion was held regarding the shack on the property which was probably part of the mill operation in the area at one time in the past. It was also noted that the property had been used as a camp at one time.

Motion by Smith to authorize Chair Page to sign the document merging two properties shown at Tax Map 24, Lots 45 and 46 located on South Road. There was a second by Fuerderer and all were in favor. **Motion passed.**

C. DISCUSSIONS/OTHER BUSINESS –

1. Election of Officers.

Smith **moved** to elect Glenn Page as Chair of the Planning Board and Scott Self as Vice-Chair of the Planning Board. The motion was seconded by Fuerderer and all were in favor. **Motion passed.**

2. Other business as may be required.

Carbonneau mentioned Cameron Wines, which conducts wine tasting at its winery shop on State Route 10 in West Swanzey with performing artists, has requested an opinion as to whether or not conducting wine tasting and music outdoors during the summer months would be acceptable. Page said that as far as he was concerned he did not see any issues with it except perhaps the size of the sound equipment. He recommended that less than 8 foot amps be used by the musicians.

Self **moved** to approve outdoor musicians at Cameron Wines on State Route 10 in West Swanzey, second by Skiba. And all were in favor. **Motion passed.**

There was a brief discussion regarding microbreweries and water supply. Carbonneau noted that the roadside cleanup sponsored by the Conservation Commission will occur in May (instead of April) due to the presence of snow at the sides of the road late in the season.

Next meeting will be April 10, 2014.

Motion to adjourn was made by Fuerderer, seconded by McConnell, with all in favor. **Motion passed.**

Adjournment occurred at 6:15 p.m.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Beverly Bernard".

Beverly Bernard, Recording Secretary