

Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – April 10, 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 Don Skiba, Alternate Jim McConnell and Representative from the Board of Selectmen Bill Hutwelker. The roll call and agenda for the meeting was read by Chair Page. Page seated McConnell for Goller and Skiba for Lerandeau.

Absent: Jeff Goller, Gus Lerandeau, Alternate Jane Johnson

Others Present: Director of Planning and Community Development Sara Carbonneau, applicant Lou Berube, Selectmen Kenneth P. Colby Jr., and Town Administrator Shane O'Keefe.

Minutes: Minutes from March 27, 2014 were reviewed. **Motion** was made by Fuerderer to accept the minutes. The motion was seconded by Smith. 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** - Jamie Pouliot wishes to use a portion of the premises situated at 217 Old Homestead Highway for a mental health counseling business. The property is shown at Tax Map 36, Lot 8 situated in the Business District. The property is owned by Adrian Pinney.

Public Hearing opened at 6:04 p.m. Page asked for questions or concerns. There were none.

Public Hearing closed at 6.05 p.m.

Skiba **moved** to approve the multi-tenant application of Jamie Pouliot to use a portion of the premises situated at 217 Old Homestead Highway for a mental health counseling business on property shown at Tax Map 36, Lot 8 situated in the Business District, subject to satisfactory review by Code Enforcement and Fire Department, second by Self, and all were in favor. **Motion passed.**

B. OTHER APPLICATIONS - The following application is being reviewed for completeness only. Comments will be limited to the completeness of the application.

1. **Subdivision Application** - The Town of Swanzey wishes to subdivide Tax Map 19, Lot 97-5 into 3 lots and Tax Map 19, Lot 94 into 2 lots. Tax Map 19, Lot 97-5 is owned by 234 Old Homestead Highway, LLC (f/k/a MedCare Properties, LLC) and Tax Map 19, Lot 94 is owned by Cheshire Fair Association. The subject premises are located off Safford Drive and the proposed Safford Drive Extension. Tax Map 19, Lot 97-5 is situated in the Industrial Park District and Tax Map 19, Lot 94 is situated in the Business District.

Carbonneau reviewed the property to be subdivided. The pump station piece is .091 acres. She noted that a Municipality is exempt from its own land use regulations. The Town will be acquiring two parcels (the .091 acre parcel and a parcel south of Clearwater Pool and Spa) and then conveying them out in accordance with the Purchase & Sales Agreements.

O'Keefe said that New Hampshire RSA 41:14-a (Acquisition or Sale of Land, Buildings, or Both) requires that Planning Board approval be part of the process. He discussed the curb cuts for Clearwater Pool & Spa and the reason for the property swaps to achieve this. The property to be conveyed to Clearwater Pool & Spa will be merged with their existing lot. O'Keefe said the permits from the State of New Hampshire have been acquired. The plan is for a 60 foot right of way which will be conveyed to the Town for the road. At New Hampshire State Route 12, the road flairs out to accommodate turn lanes. Page noted that most of the road base is already present.

Motion by Smith that the application of the Town of Swanzey to subdivide Tax Map 19, Lot 97-5 into 3 lots and Tax Map 19, Lot 94 into 2 lots is complete and may go to public hearing. There was a second by Skiba. All were in favor. **Motion passed.**

C. DISCUSSIONS/OTHER BUSINESS

1. **Request for Comment Pursuant to RSA 41:14-a** - regarding the acquisition and conveyance of proposed lots Map 19, Lot 97-7 and Map 19, Lot 94-2 in conjunction with the proposed layout of Safford Drive.

Motion was made by Skiba to approve of the acquisition of properties shown as proposed Tax Map 19, Lot 97-7 and proposed Tax Map 19, Lot 94-2 and conveyance and disposition of same for the purpose of completion of the Safford Drive Project in regard to the proposed layout of Safford Drive. There was a second by McConnell, and all were in favor. **Motion passed.**

2. **Request for Modification of Site Plan** – L&G Berube, Inc. (Discount Oil) wishes to add a fenced in storage area on its property situated off Forbush Lane. Lou Berube was present and discussed the fence which he is proposing. He said it would be a six foot chain link fence. He also wishes to add a 24' X 14' storage shed.

Chair Page asked for questions and/or concerns. Carbonneau asked if the plan is to fill and extend the existing culvert. Berube pointed out that the culvert is made of clay and is quite

old. He said he has a wetlands engineer designing the culvert now and plans to replace the culvert across Forbush Lane. The shed will be within the fenced area.

Motion by McConnell to approve the modification of the site plan to add a fenced in storage area on its property situated off Forbush Land and to add a 24' X 14' storage shed within the fenced area, second by Self, no further discussion, all were in favor, ***motion passed.***

3. **Other business as may be required.**

a. **Other Committee Meetings**

Carbonneau informed the Board that May 1st at 5 p.m. is the next meeting of the Master Plan subcommittee. She also noted the Capital Improvement Program (CIP) will meet on Monday, April 14, 2014 (4 p.m.) with the engineering firm hired to make an analysis of the current facilities and make recommendations.

b. **Safford Drive Bids**

Carbonneau informed the Planning Board the request for bids for the Safford Drive Project went out April 9, 2014. Opening of bids will occur on May 8, 2014 and there is a copy of the bid notice on the Town's website.

c. **Economic Development Advisory Committee (EDAC) meeting time moved**

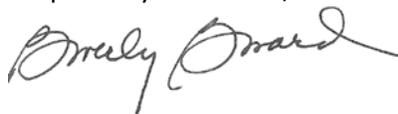
Next Monday, EDAC meeting has been moved to 5:30 p.m. and they will be discussing branding and logos for the industrial park. O'Keefe also noted that they will be discussing the road project.

There was a brief discussion regarding Zoning Board comments pertinent to density issues. Carbonneau commented that this subject is planned for the Planning Board agenda for meeting on April 24, 2014.

Next meeting will be April 24, 2014.

Motion to adjourn was made by Smith, seconded by McConnell, with all in favor. ***Motion passed.*** Adjournment occurred at 6:27 p.m.

Respectfully Submitted,



Beverly Bernard, Recording Secretary