

**SWANZEY PLANNING BOARD MINUTES
APRIL 12, 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 Swanzey Planning Board was called to order at 7:00 p.m. by Chair Glenn Page. Members present: Glenn Page, Scott Self, June Fuerderer, Gus Lerandeanu, Jeff Goller, Joe Smith (arriving at 7:10), Selectmen's Representative Deb Davis and alternates Jane Johnson and Paula Miller. Miller was seated for Joe Smith until his arrival. 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 Goller. Vote: All in favor.

A. PUBLIC HEARINGS –

1. Home Occupation Application - Marge Anderson wishes to utilize the property situated at 706 Old Homestead Highway for a home office for a professional organizing and home staging business. The property is situated in the Residence District, shown at Tax Map 33, Lot 8. The property is owned by the First Congregational Church of Swanzey. Anderson appeared before the Board. No abutters were present. Public hearing opened.

Page reviewed the application. It was noted that customers would not be coming to the site, nor would there be deliveries to the property. The applicant was not seeking a sign. The home occupation use was certified by the Board of Selectmen on March 6, 2012. Public hearing closed.

Motion by Fuerderer to approve the home occupation application. Seconded by Lerandeanu. Vote: All in favor.

2. Boundary Line Adjustment Application between Tax Map 32, Lots 6-2 and 6-3. Both lots are owned by Kevin & Linda Madden. After the proposed boundary line adjustment, Tax Map 32, Lot 6-2 will consist of 3.3 acres and Tax Map 63, Lot 6-3 will consist of 10.48 acres. The properties are situated off Whitcomb Road and located in the Rural/Agriculture Zoning District. Joseph DiBernardo, LLS appeared before the Board. No abutters were present. Public hearing opened.

DiBernardo reviewed the plan before the Board, noting that Jonathan Sisson delineated the wetlands on Map 32, Lot 6-2 (certifying that the lot contains at least 3 acres, exclusive of wetlands). Carbonneau stated that State Subdivision Approval is required as Map 32, Lot 6-2 will contain less than 5 acres. DiBernardo noted that the application for State Subdivision Approval has been submitted to the State. Public hearing closed.

Motion by Self to approve the boundary line adjustment application subject to receipt of State Subdivision Approval. Seconded by Miller. Vote: All in favor.

3. Boundary Line Adjustment Application between Tax Map 72, Lots 50 and 51. Tax Map 72, Lot 50 is owned by Nickate Property, LLC; Tax Map 72, Lot 51 is owned by Stephen & Joan Pappas. The boundary line adjustment seeks to add a total of 1.02 acres to Map 72, Lot 50. The properties are situated off West Swanzey Road and South Winchester Street and are located in the Business District. Richard Drew, LLS appeared before the Board of behalf of the Applicant. No abutters were present. Public hearing opened.

Drew reviewed the plan before the Board. State subdivision approval is not required in this instance as the remaining acreage of Map 72, Lot 51 will remain in excess of 5 acres. Carbonneau noted that if this boundary line adjustment is approved, it should be subject to the condition that the plan and the deed(s) conveying the property be recorded contemporaneously. Public hearing closed.

Motion by Self to approve the boundary line adjustment subject to the condition that the plan and the deed(s) conveying the property be recorded contemporaneously. Seconded by Goller. Vote: All in favor.

Smith arrives at 7:10 p.m. and is seated in place of Miller.

4. Multi-Tenant Application - Leslie Cameron wishes to use a portion of the premises situated at 647-649 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 73, Lot 26 situated in the Business District. The property is owned by David Gale. Cameron appeared before the Board. No abutters were present. Public hearing opened. The Multi-Tenant and Sign Applications were considered at the same time.

a. Attached Sign Applications - Cameron seeks permission to install attached signs on property situated at 647-649 West Swanzey Road.

Page reviewed the application, noting that the Fire Department had some questions/concerns about the proposed use and the existing structure. Carbonneau stated that the property owner, Code Enforcement Officer and Fire Department are scheduled to meet on site on Tuesday, April 17th at 1 p.m. Cameron stated that she plans on attending this meeting. Board members felt that the use, as proposed, was appropriate in the area. The sign applications were also reviewed, noting that proposed signs met zoning requirements. Public hearing closed.

Motion by Self to approve the Multi-Tenant application and the sign applications, subject to review and approval of the Fire Department and the Code Enforcement Officer. Seconded by Lerandau. Vote: All in favor.

5. Multi-Tenant Application - Nancy Driscoll wishes to use a portion of the premises situated at 140 Monadnock Highway for a business consisting of shoe repair and sewing alterations. The property is shown at Tax Map 18, Lot 69 situated in the Business District. The property is owned by Kenneth Bergeron. Driscoll & Bergeron appeared before the Board. No abutters were present. Public hearing opened. The Multi-Tenant and Sign Applications were considered at the same time.

a. Free Standing & Attached Sign Applications - Driscoll seeks permission to install a free standing sign and an attached sign on property situated at 140 Monadnock Highway.

Bergeron stated that Driscoll would be operating out of existing space in the building. Page noted that the Fire Department did not express any concerns regarding the proposed use. The sign applications were also reviewed, noting that proposed signs met zoning requirements. Public hearing closed.

Motion by Smith to approve the Multi-Tenant application and the sign applications. Seconded by Self. Vote: All in favor.

6. Multi-Tenant Application - Michelle Filipi wishes to use a portion of the premises situated at 121-125 Old Homestead Highway for a pet grooming salon and the retail sale of associated goods. The property is shown at Tax Map 37, Lot 4 situated in the Business District. The property is owned by Shakour Diversified, Inc. Sherry Kerwin appeared before the board. No abutters were present.

Page reviewed the application, noting that feedback from the North Swanzey Water & Fire Precinct stated that backflow preventers need to be installed. In addition, Page stated that the applicant should contact Eric Swope at the City of Keene to review the products going into the municipal sewer system and the requirements for hair traps, etc. It was

noted that signs would eventually be installed on the premises. The applicant is aware that a sign permit would be required. Public hearing closed.

Motion by Goller to approve the Multi-Tenant application subject to review and approval by Code Enforcement and the Fire Department. Seconded by Fuerderer. Vote: All in favor.

B. OTHER APPLICATIONS -

1. Request for Hot Dog Stand - David Arlen wishes to operate a mobile hot dog stand from property situated at 968 West Swanzey Road. Arlen appeared before the Board. Arlen stated that he has a mobile trailer that he would like to set up on the east side of Route 10, slightly south of the existing gas station building. The trailer would be in line with the building located to the south (Diamondsharp). Arlen also stated that he would like to have 2 picnic tables on site.

Carlson expressed concern about the number of curb cuts in the area, the volume of traffic and the road geometry, noting that all of these factors combine made a difficult and unsafe stretch of roadway. Page

Self noted that there is ample parking on site.

Motion by Self to approve the hot dog stand as outlined in Arlen's correspondence to the Board of March 26, 2012. Seconded by Goller. Vote in favor: Page, Self, Goller, Fuerderer, Lerandean and Smith. Opposed: Carlson. Motion carries.

2. Request for Modification to Previously Approved Hot Dog Stand - Dana Youtsey request permission to install an 8' x 8' shed on property situated at 679 West Swanzey Road.

Board members considered Youtsey's request, noting that no building permit would be required to install the 64 s.f. shed. Motion by Lerandean to approve Youtsey's request. Seconded by Goller. Vote: All in favor.

3. Request for Modification to Previously Approved Site Plan -

Carolyn DeBell wishes to sell ice cream on property situated at 766 West Swanzey Road. The property is situated in the Business District and is owned by Bruce & Terry Willard.

Board members reviewed DeBell's correspondence. Motion by Self that this should be submitted as a Multi-Tenant Application. Seconded by Smith. Vote: All in favor.

4. Request for Modification to Previously Approved Site Plan -

Jonah Ketola on behalf of Forest View Estates Condominiums requests permission to expand the footprint of the remaining condominium units by 1 foot each. The property is situated at 28 Owens Drive, Tax Map 79, Lot 6 situated in the Rural/Agriculture District. Board members

considered the request submitted by Ketola, determining that this was a minor modification to the previously approved site plan. Motion by Lerandeau to approve the request. Seconded by Carlson. Vote: All in favor.

C. DISCUSISONS/OTHER BUSINESS -

1. Discussion re Southwest Region Planning Commissioner vacancy. Lerandeau indicated that he would be willing to serve as Commissioner. Motion by Self to recommend to the Board of Selectmen that Lerandeau serve as Commissioner on the Southwest Region Planning Commission. Seconded by Fuerderer. Vote: All in favor.

2. Minutes from March 22, 2012. Motion by Fuerderer to approve the minutes from March 22, 2012 as submitted. Seconded by Lerandeau. Vote in favor: Page, Self, Fuerderer, Lerandeau & Miller. Others abstained. Motion passes.

Motion by Davis to adjourn. Seconded by Fuerderer. Vote: All in favor. Meeting adjourned at 8:00 p.m.

Submitted by,

Sara H. Carbonneau
Town Planner