

Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – April 14, 2016

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: Glenn Page, Scott Self, Jane Johnson, Joe Smith, Richard Sainsbury, Alternate Don Skiba, Alternate Jim McConnell and Selectmen's Representative W. William Hutwelker III.

Absent: June Fuerderer

Alternate Sworn In: Selectman W. William Hutwelker III swore in Don Skiba as an Alternate.

The Chair took the roll and read aloud the agenda for the meeting. Page seated McConnell for Fuerderer.

Others Present: Director of Planning and Community Development Sara Carbonneau, Gary Patch with Cold River Inc. and Amanda Pizzarella representing L&G Propane Inc.

Minutes:

- Minutes from March 24, 2016 were considered. There was a **motion** by Self to approve the Minutes of March 24, 2016. There was a second by Johnson and no further discussion. 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** was made by Self that there is no item on the agenda which can be construed to have potential for regional impact. There was a second by Johnson. All were in favor. **Motion passed.**

A. OTHER APPLICATIONS

Excavation Permit Renewal

Request by Lane Construction Corp./Cold River Material to renew the excavation permit for property shown at Tax Map 5, Lots 3 & 4. The property is situated off Flat Roof Mill Road.

Gary Patch spoke on behalf of the requestor. He said that they have done nothing on the land except log it. Page noted bond information was provided and permits from the State of New Hampshire are included in the application. Patch noted there is no change on the plans. Carbonneau said an amended excavation permit was also included as part of the application. Permit goes to year 2021 which matches the State Alteration of Terrain Permit. The Chair asked for questions from the members and there were no further questions.

Motion by Self to renew the five year permit to 2021, on condition of \$40,000 surety bond be kept up to date, as requested by Lane Construction Corp/Cold River Material to excavate on property shown at Tax

Map 5, Lots 3 & 4 and situated off Flat Roof Mill Road. There was a second by McConnell and no further discussion. All were in favor. **Motion passed.**

B. PUBLIC HEARING

Multi-Tenant Application

Tracy Keating wishes to use a portion of the premises situated at 80 Airport Road for a restaurant. The property is shown at Tax Map 37, Lot 36 situated in the Business District. The property is owned by the City of Keene. Keating was not present.

Public hearing opened at 6:05 p.m.

Hutwelker recused himself from the hearing. There was a discussion about the need to eliminate some of the tables. McConnell asked about the number of seats being 80 or 90 seats. Self pointed out that the restaurant is open to the public. Johnson asked what kind of restaurant is planned and Page said it doesn't matter so long as food is being served. Hutwelker said the applicant knows she has to work with the Town for approvals. Hutwelker also said Keating is looking to use the facility as a party venue for groups.

Public hearing closed at 6:12 p.m.

Motion was made by McConnell to approve the application of Tracy Keating to use a portion of the premises situated at 80 Airport Road for a restaurant on property shown at Tax Map 37, Lot 36, situated in the Business District and owned by the City of Keene. There was a second by Smith. All were in favor.

Motion passed.

C. PUBLIC HEARING

Site Plan Review Application

L&G Propane Inc. wishes to construct two (2) sixty thousand gallon propane underground storage tanks and associated filling station on property situated at 43 Forbush Lane. The property is shown at Tax Map 3, Lot 3 situated in the Business District.

Public hearing opened at 6:19 pm

Carbonneau displayed the plans for the project to members of the Board. Page said there will be parking over the tanks. Page noted that the Fire Inspector approved the application. Entrance to the facility will remain the same. Carbonneau said the traffic pattern will remain the same. McConnell asked about the tanks be double-hulled. Carbonneau said L&G will need to get building permit from Code Enforcement and the Fire Department. Carbonneau recommended members visit the site. It was noted that the site is kept in good condition.

Public Hearing closed at 6:22 pm

Motion was made by McConnell to approve the application of L&G Propane Inc. to construct two (2) sixty thousand gallon propane underground storage tanks and associated filling station on property situated at 43 Forbush Lane and shown at Tax Map 3, Lot 3, situated in the Business District. There was a second by Smith. All were in favor. **Motion passed.**

C. DISCUSSION/OTHER BUSINESS

Request by the After Care Education for Students (ACES) Program to move operations on a temporary basis to Monadnock Regional High School (MRHS) during renovations to Mt. Caesar School

Smith recused himself for this discussion. Carbonneau explained the need to make a temporary move and the requirements to meet for this operational move to take place. Johnson gave a summary of what the ACES program provides to students. Smith said that during the summer the program runs from 6 a.m. to 6 p.m.

Motion was made by Self to approve moving the operation of the ACES program on a temporary basis to MRHS during renovations to Mt. Caesar School. There was a second by Johnson, and all were in favor.
Motion passed.

Alternate Member Vacancy

Carbonneau said that there is one vacancy for Alternate and if the Board knows of anyone who might be interested, get in touch with Carbonneau. She mentioned there is also a vacancy for the ZBA.

Bond Survey

Carbonneau asked the Board to encourage friends and neighbors to fill out the survey online or use the paper copies. She said that the response has been good.

Information Session

Southwest Region Planning Commission (SWRPC) is planning an information session regarding the new State of New Hampshire law for accessory dwellings. Also to be discussed will be implications for sign ordinances as result of a recent United States Supreme Court ruling. The information session will be held at the Historical Society in Keene on April 27, 2016 in the evening. There is no cost, but you do need to sign up.

Selectmen Outreach

On Tuesday April 26, 2016 the Selectmen will be holding their weekly Board meeting at the West Swanzey Fire Department. The idea is to make it easier for local citizens to attend meetings. The plan is that once a quarter the Selectmen will hold a meeting other than in Town Hall. Also, on Saturday May 7, 2016 a Coffee and Conversation date is planned from 9 a.m. to 10 a.m. No decisions will be made but instead an opportunity for citizens to meet with Selectmen informally.

Water Study Committee Re-instituted by the Selectmen

Carbonneau noted that the Committee has begun deliberating over the GeoInsight Report. The next step is to get representatives from New Hampshire Department of Environmental Services (NH DES) and GeoInsight to attend a meeting so that details can be discussed.

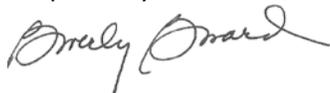
Roadside Cleanup

Johnson reminded the members that the date for this year's roadside cleanup is April 30th. She added that ice cream certificates will be given out to participants who report back to Town Hall after the cleanup to provide information to the organizers about the number of bags filled.

Adjournment

Motion to adjourn was made by McConnell. There was a second to the motion by Smith, with all in favor.
Motion passed. Adjournment occurred at 6:37 p.m.

Respectfully Submitted,



Beverly Bernard, Recording Secretary