

Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – April 24, 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, Jeff Goller, Alternate Don Skiba, Alternate Jim McConnell, Alternate Jane Johnson, Gus Lerandeau 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 Smith.

Absent: Joe Smith

Others Present: Director of Planning and Community Development Sara Carbonneau, Town Administrator Shane O'Keefe.

Minutes: Minutes from April 10, 2014 were reviewed. **Motion** was made by Fuerderer to accept the minutes. The motion was seconded by McConnell. 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 Self, no further discussion, and all were in favor of the motion. **Motion passed.**

A. PUBLIC HEARINGS

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.

Public Hearing opened at 6:01 p.m.

O'Keefe updated the Board on the Safford Drive project. He explained that a small piece of property will be carved out for the booster/pumping station. Another small lot will be conveyed to the owners of Clearwater Pool & Spa Inc. which will enable them to have access to their property from Safford Drive. A brief discussion ensued regarding the number of curb cuts and it was noted that the Cheshire Fairgrounds will be moving their current access curb cut located by

the admin building. O'Keefe also noted that NH State Route 12 will have dedicated turning lanes to access Safford Drive. The project is out to bid at this point in time.

There were no residents present and no further comments for the public hearing.

Public Hearing closed at 6:08 p.m.

O'Keefe noted that next Tuesday is final public hearing for acquisition of the parcels (and conveyance of the parcels).

Lerandeau noted the purchase and sales agreements have not been obtained by the Town as yet, but there is a deal that has been agreed upon and the agreements are with the appropriate parties and their attorneys. O'Keefe said that the Selectmen choose to go to bid despite the lack of signatures on the agreements. Expectation is 355 days for total completion of the project assuming work stoppage during the winter. There will be an entrance to the fairgrounds from Safford Drive. O'Keefe said there will also be a gated entrance that will only be used occasionally. O'Keefe left the meeting at 6:12 p.m.

Motion was made by Lerandeau to approve 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. There was a second by McConnell. All were in favor. **Motion passed.**

B. DISCUSSIONS/OTHER BUSINESS

Discussion regarding density requirements/water supply/sewer

Hutwelker opened a discussion regarding density requirements. Concern is West Swanzey where water service is provided by a privately held company that the Town might need to address if something were to happen to the system. The concern is about increasing demand on a water system which may have infrastructure issues. Hutwelker said the Zoning Board of Adjustment (ZBA) for which he is Chair is asking that the Planning Board consider an ordinance to address infrastructure concerns when reviewing development in West Swanzey. There are no density restrictions right now for multi-family housing according to Hutwelker. He said many communities require green space, but it is not required by the Town. Hutwelker said it improves the quality of housing in the community to reduce density maximums.

Page said that a Town of Swanzey advisory committee met with the West Swanzey Water Company and made a recommendation to the Selectmen that the Town acquire the water company. The Selectmen indicated that they were not interested in doing so because of uncertainties regarding the structural integrity of the infrastructure. However, there is always a possibility that the Town could end up with the water company whether the Town wanted it or not. Page said the value of the water company was estimated at \$250,000.

Lerandeau asked Hutwelker about whether or not the Town would want to pay for a study of the water company. Carbonneau said that she recalled that there were many projects at the time and the concern was the cost. The Facilities evaluation and Safford Drive costs were on the plates of the Board of Selectmen and were reasons for declining to further investigate the water company.

Hutwelker said that the water committee analysis should be re-visited. Johnson noted that the topic of water usage arose with the Dollar General application. Self said that Hutwelker's point is that the water system is privately held and the Town needs to consider demand on the system created when density is increased.

Lerandeau said a resource to consider is data available as to how other towns handle density. Carbonneau mentioned impervious lot coverage, which would limit some building and encourage green space. For the industrial park, 20% needs to be dedicated to green space.

Hutwelker said he could obtain examples of what other communities are doing about managing density. Hutwelker mentioned that the remainder of parcel next to Dollar General would be available for development, which would require water. Lerandeau said the Planning Board could address the density issue.

Carbonneau said housing has been a concern by the ZBA about density for a while. Initially, she recommends focusing on the housing part of it. There could be an ordinance for multi-family housing in West Swanzey, which would need to go to Town Meeting in March 2015. Carbonneau noted that given today's ordinances if an applicant is connected to public sewer and requirements for setback, height, and enough parking are met, there are no other regulating factors.

Carbonneau referred to Haley Heights with 90 units on 8 acres, which is fairly dense. The place is fully sprinkled. Page noted that it is a misconception that you have to have a lot of water to have sprinklers work properly. The problem is the reliability of the water available to go into the sprinkler system, not the amount of water. The water company today has a 10,000 gallon fresh water storage tank to be used if pumps go down. Carbonneau suggested talking to the Fire Chief to get his input on maximum density for fire protection. There is also the question of how reliable is the system for drinking water. It was noted that the City of Keene density ordinance is tied to square footage per lot.

Carbonneau wants a sense from the Planning Board as to whether she should explore density issues. Page suggested for one acre lot in a business zone, perhaps the setbacks should be revisited.

Carbonneau said she will have the numbers from other communities regarding multi-family housing at the meeting after next. Hutwelker said that there are overall issues such as the aesthetics of the lot, the water, and the sewers, multiple factors to be considered.

Carbonneau mentioned that some of the older homes in West Swanzey are large and could be converted into multi-housing units. Carriage houses could be renovated into rental units on small lots. It's not just new construction. Carbonneau asked the Planning Board members to research if they are interested in learning about it. Skiba asked if this would be part of the Master Plan committee or the Planning Board, and Page said it is the purview of the Planning Board.

Other Matters

Carbonneau reminded the Board that Next Thursday at 5pm is the Master Plan subcommittee meeting.

Hutwelker mentioned ZBA member Jerry Walker's death and his loss means the ZBA is down in membership. If anyone knows someone who might be interested in joining let him know.

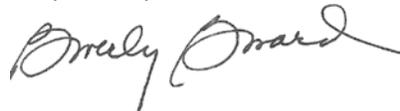
Rail Trail application – Carbonneau informed the Board the Town has received \$30,000 to do work on the Rail Trail from Pine Street to Homestead Avenue.

Market Basket building – Carbonneau informed the Board that Sears Roebuck and Co. is in the process of obtaining their building permit for a portion of the building now housing Market Basket.

Next meeting is scheduled for May 8, 2014

Motion to adjourn was made by Goller, seconded by Lerandean, with all in favor. **Motion passed.**
Adjournment occurred at 6:55 p.m.

Respectfully Submitted,

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

Beverly Bernard, Recording Secretary