

**SWANZEY PLANNING BOARD MINUTES
APRIL 26, 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, Joe Smith, Jeff Goller, Selectmen's Representative Nancy Carlson and alternates Jane Johnson and Paula Miller. Miller was seated for Gus Lerandeau. 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 Smith. Vote: All in favor.

A. PUBLIC HEARINGS -

1. Multi-Tenant Application - Carolyn DeBell wishes to use a portion of the premises situated at 766 West Swanzey Road for a business consisting of seasonal ice cream sales. The property is shown at Tax Map 72, Lot 56-1 situated in the Business District. The property is owned by Bruce & Theresa Willard. DeBell and the Willards appeared before the Board. No abutters were present. Public hearing opened.

The Chair reviewed the application. It was noted that the sale of ice cream would take place in an existing 12' x 16' shed located near the main building on the property.

Carlson expressed concern about traffic on Route 10 and access to the property. Carlson noted that parking on the site is limited, in part due to the location of the sheds for sale on the property. B. Willard stated that the traffic and parking was adequate for the number of customers coming to the site. Johnson noted that the speed of traffic on Route 10 is a concern. Self and Page felt that the impact to the surrounding area was minimal and that the Board was unable to

regulate the driving habits of individuals. In addition, Board members noted that the speed limit in the area is 40 mph. Public hearing closed.

Motion by Self to grant the Multi-Tenant Application. Seconded by Miller. Vote: All in favor with the exception of Carlson, who voted against the motion.

B. OTHER APPLICATIONS -

1. Request for Mobile Vegetable Stand - Debra Cole wishes to sell vegetables from a mobile stand located at property situated at 766 West Swanzey Road. The property is shown at Tax Map 72, Lot 56-1 situated in the Business District. The property is owned by Bruce & Theresa Willard. The Willards were present on behalf of Cole.

Board members reviewed correspondence from Cole dated April 24, 2012, requesting a seasonal vegetable stand. Hours of operation would be from noon to 7 p.m., 7 days a week. Carlson reiterated her concerns regarding the site, as expressed in the Board's consideration of the Multi-Tenant Application submitted by Carolyn DeBell.

Motion by Self to grant the request to operate a mobile vegetable stand. Seconded by Fuerderer. Vote: All in favor with the exception of Carlson, who voted against the motion.

2. Free-Standing Sign Application - Bubba's Country Store, LLC wishes to add 28 s.f. to the existing sign (for a changeable sign board). The property is located at 647-649 West Swanzey Road, Tax Map 73, Lot 26, situated in the Business District. The property is owned by David Gale. Board members reviewed the sign application, noting that it met the requirements of the zoning ordinance. Motion by Goller to grant the free-standing sign application. Seconded by Self. Vote: All in favor.

3. Request for Mobile Hot Dog Stand - Board members reviewed a request submitted by 2Putt Raceway to sell hot dogs from a mobile hot dog cart on property situated at 471 Old Homestead Highway, Tax Map 34, Lot 32. It was noted that this is the former Arnone's Fun Center operation, located on property owned by the City of Keene. Board members further noted that the sale of hot dogs and other food items was included as part of the former operation by Arnone, with the food sales taking place in the lower level of the former restaurant building.

Motion by Goller to grant the request to operate the mobile hot dog stand. Seconded by Fuerderer. Vote: All in favor.

4. Minutes from April 12, 2012 - Motion by Fuerderer to approve the minutes from April 12, 2012 as submitted. Seconded by Smith. Vote: All in favor.

Motion by Goller to adjourn. Seconded by Fuerderer. Vote: All in favor.
Meeting adjourned at 7:35 p.m.

Submitted by,

Sara H. Carbonneau
Town Planner