

Town of Swanzey, New Hampshire  
**Swanzey Planning Board**  
Meeting Minutes – April 28, 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, Joe Smith, Richard Sainsbury, Alternate Don Skiba, and Alternate Jim McConnell.

**Absent:** June Fuerderer, Jane Johnson, Selectmen’s Representative W. William Hutwelker III

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

**Others Present:** Director of Planning and Community Development Sara Carbonneau, Code Enforcement Officer Mike Jasmin, Jodi Turner, and Chuck Mills.

**Minutes:**

- Minutes from April 14, 2016 were considered. There was a **motion** by Smith to approve the Minutes of April 14, 2016. There was a second by Self 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 McConnell that there is no item on the agenda which can be construed to have potential for regional impact. There was a second by Smith. All were in favor. **Motion passed.**

**PUBLIC HEARINGS**

**Home Occupation Application** – Jodi Turner wishes to utilize the property situated at 283 Matthews Road for a home occupation business consisting of beekeeping instruction. The property is shown at Tax Map 38, Lot 35, situated in the Residence District.

Public Hearing opened at 6:03 p.m.

Turner said she has been teaching beekeeping for fifteen years. Bob Goodenough, who lives at 275 Matthews Road, said he has no issue with the business. Another neighbor, Lenny Gilman of 279 Matthews Road complained about being stung by bees and that their dog can’t go out without being stung. He said he isn’t opposed to bee keeping but it should be done where there is a lot of land and the bees not kept too close to neighbors. He said the bees are 75 yards from his house. Mr. Goodenough said he hasn’t seen bees. Gilman said he has had bees all over his door. Turner said that bees are attracted by something sweet. She said if the area is washed it would not attract bees. Mr. Gillman’s partner said that she is allergic to bees and their dog almost died from bee stings. Chair Page noted that there is no State of New Hampshire restriction regarding a homeowner keeping bees on their property. It was also noted that the request is for beekeeping instruction.

Public Hearing closed at 6:08 p.m.

**Motion** was made by Skiba to approve the application of Jodi Turner to utilize property situated at 283 Matthews Road and shown at Tax Map 38, Lot 35 in the Residence District for a home occupation business consisting of beekeeping instruction. There was a second by Smith. All were in favor. **Motion passed.**

## **DISCUSSIONS/OTHER BUSINESS**

### **Amended Site Plan Request**

Request by Chuck Mills of Ashuelot River Campground to amend the approved site plan to include 2 additional weeks of operation at the start and end of the season (currently set at May 1 through October 31); the expanded dates of operation are proposed to be April 15 through November 15. Published dates of operation May 1 through October 31 will not change.

Chuck Mills arrived at 6:16 p.m. Carbonneau said that Mills wants to be able to offer additional camping opportunities to campers prior to and immediately following the official opening/closing dates of the campground. Goodenough said he doesn't have a problem with the campground and there isn't any traffic problems associated with the camp. It was noted that nothing on the site is going to change.

**Motion** was made by McConnell to approve the request of Chuck Mills of Ashuelot River Campground to amend the approved site plan to include 2 additional weeks of operation at the start and end of the season (currently set at May 1 through October 31 such that the expanded dates of operation will be April 15 through November 15 with published dates of operation remaining at May 1 through October 31. There was a second by Smith. All were in favor. **Motion passed.**

### **Alternate Member Vacancy**

Vote on one alternate member vacancy (term to expire at Town Meeting 2018). Carbonneau informed the Board that resident Liz Traynor is interested in becoming an Alternate member. She could not be present because she is coaching tennis this evening. She lives in West Swanzey and she attended Monadnock Regional High School and grew up in Troy, NH.

**Motion** was made by Self to appoint Liz Traynor as Alternate member of the Planning Board. There was a second to the motion by Skiba and no further discussion. All were in favor. **Motion passed.**

### **Monadnock Humane Society Request**

Request by Monadnock Humane Society to install a steel carport structure in existing fenced-in play yard. Mike Jasmin noted the need to secure the structure and that it doesn't meet the requirements for supporting snow load. Jasmin said they do have an option to comply with the requirements. This is a modification to the existing site plan.

**Motion** was made by Skiba to approve a steel carport structure in existing fenced-in play yard at the Monadnock Humane Society contingent on meeting the Town's structural requirements for supporting snow load and dependent on approval by Code Enforcement. There was a second by McConnell and no further discussion. All were in favor. **Motion passed.**

**SB 146**

Information regarding SB 146 (accessory dwelling units - ADU) – effective date June 1, 2017 and sign regulations and impacts was discussed. Carbonneau spoke about needing a new ordinance for Swanzey to comply with the new statute and that voters will need to approve it. She said the new statute states that the Town cannot require the ADU to be less than 750 square feet. Also the Town cannot require that users of the ADU be related to the occupants of the main house. She mentioned the possibility of detached ADUs which would be similar to two family units on one lot, which is not permitted today. There was a general discussion about the obligations and options under SB 146. Page noted the underlying motive is to address the State’s workforce housing needs.

**Supreme Court Decision on Signs (Reed versus Gilbert)**

A discussion was held regarding the Supreme Court decision which states municipalities cannot regulate location and size of signs based on content. The regulations need to be content neutral. Right now the Town of Swanzey differentiates between the size of a sign that a realtor puts up versus business signs or political signs.

Carbonneau noted there will be a presentation on this subject, but there isn’t agreement today about what municipalities need to do to comply with the ruling. Carbonneau said that the Town will be consulting Counsel for an opinion.

**Zoning Board of Adjustment (ZBA) Alternate Vacancy**

Carbonneau said that there is a citizen interested in the Alternate position with the ZBA.

**New Administrative Assistant**

Carbonneau informed the Board that starting Monday, May 2, new hire, Jenna Elwell, will begin working as the Administrative Assistant to Town Administrator.

**Adjournment**

**Motion** to adjourn was made by Skiba. There was a second to the motion by McConnell, with all in favor.

**Motion passed.** Adjournment occurred at 6:43 p.m.

Respectfully Submitted,



Beverly Bernard, Recording Secretary