

**SWANZEY PLANNING BOARD MINUTES
MAY 10, 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 Swanze Planning Board was called to order at 7:00 p.m. by Chair Glenn Page. Members present: Glenn Page, Scott Self, Gus Lerandean, Selectmen's Representative Nancy Carlson and alternates Jane Johnson and Paula Miller. Johnson was seated for Joe Smith and Miller was seated for Jeff Goller. 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 Self that no items on the agenda could reasonably be construed as having the potential for regional impact. Seconded by Lerandean. Vote: All in favor.

A. PUBLIC HEARINGS –

1. New-Tenant Application - Gino Mola and Linda Allard wish to use a portion of the premises situated at 121-125 Old Homestead Highway for a restaurant. The property is shown at Tax Map 37, Lot 4 situated in the Business District. The property is owned by Shakour Diversified, Inc. Mola and Allard appeared before the Board. No abutters were present. Public hearing opened.

Mola stated that minor changes are proposed to the outside of the building, including a walk-in cooler and a fenced-in patio area. Interior changes are also being made, for which building permits will be obtained. Mola stated that the fenced-in area will have a 6 foot high solid fence on two sides and the third side (facing the airport) will have a short picket fence so that patrons will be able to watch activity at the airport. Mola stated that the side of the patio facing Aviation Drive is approximately 25 feet from the pavement.

Hours of operating and staffing were reviewed. It was noted that hard alcohol would not be served; however, Mola stated that he would

eventually like to serve beer and wine and requested that any approval would include that option.

Signage was discussed, with Mola noting that the existing signs would be re-used, but would be re-faced to note the business's new name.

Board members reviewed the Department Head review forms. Mola was advised that a testable backflow preventer is required, as well as a grease trap. Public hearing closed.

Motion by Lerandeau to grant the New-Tenant Application, noting that the sale of wine and beer is permitted and subject to the review and approval of the Code Enforcement Officer and the Fire Chief on the appropriate building permits. Seconded by Self. Vote: All in favor.

B. OTHER BUSINESS/DISCUSSIONS -

1. Minutes from April 26, 2012 - Motion by Self to approve the minutes from April 26, 2012 as submitted. Seconded by Johnson. Vote: All in favor.

Motion by Lerandeau to adjourn. Seconded by Carlson. Vote: All in favor. Meeting adjourned at 7:15 p.m.

Submitted by,

Sara H. Carbonneau
Town Planner