

Town of Swanzey, New Hampshire  
**Swanzey Planning Board**  
Meeting Minutes – May 22, 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: Glenn Page, Scott Self, June Fuerderer, Joe Smith, Jeff Goller, Alternate Don Skiba, Alternate Jim McConnell, and Alternate Jane Johnson. The roll call and agenda for the meeting was read by Chair Page. Page seated Johnson for Lerandeau.

**Absent:** Gus Lerandeau, Representative from the Board of Selectmen Bill Hutwelker

**Others Present:** Director of Planning and Community Development Sara Carbonneau, Jim Phippard from Brickstone Land Use Consultants, LLC, Residents Mr. & Mrs. Michael McGrath, Peg and Joseph Antosiewicz

**Minutes:** Minutes from May 8, 2014 were reviewed. Fuerderer asked that the Minutes reflect that Johnson was seated for Smith and when Smith arrived shortly after the meeting was called to order; Smith was seated, replacing Johnson. **Motion** was made by Fuerderer to accept the minutes with the notation as stated above. The motion was seconded by Smith. 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 Smith, no further discussion, and all were in favor of the motion. **Motion passed.**

**A. PUBLIC HEARINGS**

1. Continuation of Public Hearing to Consider Revocation of a Previously Approved Site Plan/Compliance Hearing regarding the modified site plan for Nissan of Keene, approved on November 14, 2013. The property is owned by Gemica Properties, LLC and is located at 544 Monadnock Highway, Tax Map 2, Lot 5, situated in the Business District. This hearing was continued from May 8, 2014.

Jim Phippard was present on behalf of Nissan of Keene. He said the motion sensors on the lights on the property have been disconnected and 75% of the lights now go off at 9:00 p.m. The fence is installed from the corner of the lot to the retaining wall. The brush has been cleared from the swale. A small berm has been constructed in the swale to direct water away from the McGrath property. Joe Antosiewicz said the lights are okay now; only 25% of lights are on in front after 9 p.m. and they are directed down. Peg Antosiewicz said the lights are going off at around 9:15 p.m. She also noted that

there are no lights at the back of the property which she found to be surprising. Phippard noted that additional shields will be installed on the front lights. Mr. McGrath said he noticed that all the nights were on two nights ago. Phippard said that the work was only finished yesterday. Peg Antosiewicz confirmed that in her view, the reduction in light existed for the last two nights. Phippard said that the lights are all automatic based on a timer so they are not reliant on someone turning them off or on. Self mentioned that perhaps which 25% of the lights are on has an impact on the McGrath property.

McGrath asked about shrubbery along the fence. He also mentioned that the area at the fence needs to be re-seeded. Phippard said he would address the area around the fence and he asked McGrath to call him if the lights are still on after 9:00 p.m.

McConnell asked what recourse the Town would have should the McGraths not be happy with the result. Page said that the recourse is a Cease and Desist option through the Selectmen. Carbonneau said another option is the revocation of the site plan. And after 30 days the revocation would be recorded with the Registry of Deeds. A discussion was held regarding continuing the hearing until all issues are satisfactorily resolved.

Johnson made a **motion** to continue the hearing in two weeks to allow for completion of all work at the site and to verify the light situation has been resolved to the satisfaction of the McGrath family. The motion was seconded by Self. All were in favor except Smith who was opposed. **Motion passed.** The next date for review is June 12, 2014.

#### B. OTHER APPLICATIONS

The following application is being considered for completeness only. Comments will be limited to the completeness of the application.

##### 1. Site Plan Review Application –

Cheshire Oil Company, by its agent Arlen Company Constructions, LLC, wishes to construct a 291 s.f. addition onto the existing car wash. The property is located at 189 West Swanzey Road, shown at Tax Map 52, Lot 1 situated in the Commercial/Industrial District.

Matt Traffie with Arlen Company Construction, LLC was present to discuss the addition. Page informed the Board that the Swanzey Zoning Board of Adjustment (ZBA) approved a variance for the addition because the addition exceeds the setback requirement. Skiba mentioned that in reading the ZBA Minutes he learned that an attempt was made by the applicant to acquire adjacent property so that a variance would not have been required. Traffie said that he did request to purchase a piece of the neighboring property which would have allowed the addition to remain within the setback, but the owner would not sell at a reasonable price.

Traffie went on to discuss the aesthetics of the planned addition, which will be similar to the existing building but instead of built of block will have vertical type siding. The plan is to also add two windows to get more light in the wash bay.

Smith made a **motion** that the application is complete and can go to a public hearing. Second by Goller, and all were in favor. **Motion passed.**

2. **Free-standing Sign Permit Application –**

Pine Grove MHP Co-op Inc. wishes to install a free-standing banner consisting of 56 square feet on property situated at 13 Eastview Drive, shown at Tax Map 87, Lot 2.

Page mentioned that the trailers at Pine Grove MHP Co-op Inc. have separate septic tanks and there have been a series of failures there.

**Motion** by Goller to approve the sign, second by Self. Johnson asked what color the sign will be and Carbonneau showed the Board a printout of a bright yellow and blue sign. All were in favor except Johnson who was opposed. **Motion passed.**

C. **DISCUSSIONS/OTHER BUSINESS –**

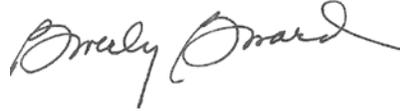
1. **West Swanzey Water Company** - Carbonneau is planning to get on the agenda for the Board of Selectmen meeting June 3, 2014 to discuss the West Swanzey Water Company. Carbonneau asked Skiba if he would be in attendance at June 3<sup>rd</sup> for a possible decision to reinstitute the research committee. He said he would be there.
2. **Dollar General** – Carbonneau said that a tractor trailer truck bringing in supplies to Dollar General attempted to back into the lot and held up traffic on Route 10. West Swanzey Water Company has not yet provided a valve that is part of the plan for the business. The part is in transit; the Certificate of Occupancy won't be provided until that is done. The site work is done, the sidewalk is completed. Goller said the plants are good quality.
3. **Main Street Rehab project** proposals are in. The committee should meet on June 3, 2014 for review of the proposals.
4. **Safford Drive project** - Page pointed out the bids came in for the Safford Drive project. The purchase and sales agreements have been signed. Need road cut permit from the State of New Hampshire, and he noted the State is asking for easements. As soon as that is done, the contract can be awarded and hopefully by mid-June, 2014 the work can get started.
5. **Route 12 Roundabout update** – on Tuesday, May 27, 2014 at the Board of Selectmen meeting, representatives from the New Hampshire Department of Transportation will be in town to discuss the roundabout at Route 12.
6. **Route 12 advisory committee** – Carbonneau said that this committee is doing traffic studies to determine the issues for Route 12 and how the highway can be improved. Both she and Selectman Kenneth Colby are on that committee as well as Director of Public Works Lee Dunham.
7. **Rotation of Alternates** - Johnson made a suggestion regarding rotation of alternates meeting to meeting now that the Board has 7 members and 3 alternates. Page said that would be okay as long as someone kept track of who was seated each week and asked Bernard if she would do so. She agreed. Carbonneau said that an alternate doesn't need to be seated for the entire meeting and sometimes, depending on who has a long-

standing knowledge about a particular application, it is better to have the more knowledgeable person seated rather than use the rotation.

Next meeting is scheduled for June 12, 2014

**Motion** to adjourn was made by Goller, seconded by Fuerderer, with all in favor. **Motion passed.**  
Adjournment occurred at 6:34 p.m.

Respectfully Submitted,

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

Beverly Bernard, Recording Secretary