

Town of Swanzey, New Hampshire  
**Swanzey Planning Board**  
Meeting Minutes – May 26, 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, Jane Johnson, Alternate Don Skiba, and Alternate Jim McConnell. Liz Traynor joined the meeting at 6:05 p.m.

**Absent:** June Fuerderer and Selectmen’s Representative W. William Hutwelker III

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

**Others Present:** Director of Planning and Community Development Sara Carbonneau, H. Greg Johnson, Glenn Powers, Lori Burt

**Minutes:**

- Minutes from May 12, 2016 were considered. There was a **motion** by Smith to approve the Minutes of May 12, 2016. There was a second by Johnson 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 Skiba 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**

**Subdivision Application - Hamshaw Lumber, Incorporated**

Johnson recused herself for this public hearing.

The applicant wishes to subdivide Tax Map 51, Lot 1-1 into 2 lots. The subject premises are located off Whittemore Farm Road and West Swanzey Road and situated in the Commercial/Industrial District. The proposed lots will be 3.165 acres and 7.83 acres. The property is owned by Cambridge Farms of Jamesport.

Public hearing opened at 6:03 p.m.

Page noted that State Subdivision Approval has been received and that nothing else had changed since the review of the application at a previous meeting. He said the house on the property will be removed and they will be grading the lot to make it useful for parking. Access to the 3.165 acre lot will be from Whittemore Farm Road. Demolition permit will be required to take the house down.

Public hearing closed at 6:05 p.m.

**Motion** was made by Self to approve the request of Hamshaw Lumber, Inc. to subdivide lot shown on Tax Map 51, Lot 1-1 into 2 lots one to be 3.165 acres and the other to be 7.83 acres on property owned by Cambridge Farms of Jamesport located off Whittemore Farm Road and West Swanzey Road and

situated in the Commercial/Industrial District. There was a second to the motion by Smith and no further discussion. All were in favor. **Motion passed.**

#### **Multi-Tenant Application - Glenn Powers d/b/a Attic Antiks**

Johnson rejoined the Board.

The applicant wishes to use a portion of the premises situated at 247 Monadnock Highway for a retail business – antiques and consignment. The property is shown at Tax Map 19, Lot 94 situated in the Business District. The property is owned by Cheshire Fair Association.

Public hearing opened at 6:06 p.m.

Carbonneau noted that the signs requested are within the town's regulations for square footage. Page referred to a letter from the Fire Inspector, and he noted that any approval would be subject to their inspection and sign off.

#### **OTHER APPLICATIONS**

##### **Free-standing & Attached Sign Application – Attic Antiks**

The applicant wishes to install a free-standing sign on the existing sign posts on property shown at Tax Map 19, Lot 94. The free-standing sign is 7 square feet. Attic Antiks also wishes to install an attached sign consisting of 8 square feet.

Public hearing closed at 6:07 p.m.

**Motion** was made by Skiba to approve the request of Glenn Powers d/b/a Attic Antiks to use a portion of the premises situated at 247 Monadnock Highway and owned by Cheshire Fair Association for a retail business consisting of antiques and consignment on property shown at Tax Map 19, Lot 94 and situated in the Business District subject to Fire Department and Code Enforcement approval and to approve the request of Attic Antiks to install a free-standing sign on the existing sign posts on property shown at tax Map 19, Lot 94 consisting of 7 square feet and also install an attached sign consisting of 8 square feet.. There was a second to the motion by Johnson and no further discussion. All were in favor. **Motion passed.**

#### **DISCUSSION/OTHER BUSINESS**

##### **Capital Improvements Program (CIP) Committee Representative**

Johnson volunteered to be the representative from the Planning Board. Carbonneau said that she and the Town Administrator will be working on putting the committee together and the committee will be meeting twice a month, possibly starting in July. Carbonneau said the CIP will be looking at all capital expenditures including equipment, as well as facilities. Page volunteered to be a second representative for the committee. Skiba asked who would be the Chair of the committee and Carbonneau said that hasn't yet been decided.

**Motion** was made by Self to name Johnson and Page to the CIP Committee representing the Planning Board. There was a second by Smith and no further discussion. All were in favor. **Motion passed.**

##### **Open Space Committee (OSC) Representative**

Carbonneau noted that pursuant to the Town's Open Space Plan (adopted as part of the Town's Master Plan), the Planning Board is supposed to have a representative on the Open Space Committee. As no Planning Board member wished to serve in that capacity last year, it appointed Jeanne Thieme to serve as the representative from the Planning Board even though she was not a member of the Planning Board. Carbonneau said that

Thieme was willing to again represent the Planning Board as a member of the OSC, in the event that no Planning Board member wished to do so. She noted that the OSC meets as needed on the second Wednesday of the month at 5 p.m.

**Motion** was made by Self to name Jeanne Thieme the Planning Board representative on the OSC. There was a second by Skiba and no further discussion. All were in favor. **Motion passed.**

#### **Southwest Region Planning Commission**

Carbonneau noted that the Commission will be holding their annual meeting on June 14 at Keene State College.

#### **Update on Town Hall Activity**

Carbonneau informed the Board that the Selectmen Coffee and Conversation will be held on June 4<sup>th</sup> at the Recycling Center. She also said that the regular Tuesday evening meeting on June 7<sup>th</sup> will be held at the East Swanzey Fire Station.

Carbonneau also mentioned Town Hall has a new Administrator Assistant, Jenna Elwell.

#### **Aquifer Protection Plan**

Self asked about the Aquifer Protection Plan work by Andrew Madison and McConnell said the Selectmen approved moving forward.

#### **North Swanzey Roundabout**

Carbonneau mentioned that some additional work will be done on the roundabout in North Swanzey.

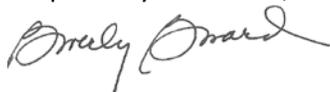
#### **Rail Trail Bridge**

Carbonneau noted that work on south bridge of the Rail Trail has started in Keene. She also said that a State of New Hampshire grant application is being pursued for the rail trail.

#### **Adjournment**

**Motion** to adjourn was made by Skiba. There was a second to the motion by Smith, with all in favor. **Motion passed.** Adjournment occurred at 6:20 p.m.

Respectfully Submitted,



Beverly Bernard, Recording Secretary