

**SWANZEY PLANNING BOARD MEETING MINUTES
JUNE 9, 2011**

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, June Fuerderer, Joe Smith, Jeanne Thieme, Selectmen's Representative Nancy Carlson and alternates Paula Miller and Bob Audette. Miller was seated for Jeff Goller; Audette was seated for Scott Self. Town Administrator Beth Fox was also present. The agenda for the meeting was read and the following matters were discussed:

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 potential for regional impact. Seconded by Audette. Vote: All in favor.

A. PUBLIC HEARINGS –

1. Site Plan Review Application - Catahoula, LLC wishes to construct a 2,272 s.f. building to house a sign manufacturing business on property situated off Base Hill Road and shown at Tax Map 52, Lot 1-1 situated in the Commercial/Industrial District. Owner Peter Poanessa and Thomas Forest (licensed septic designer) were present. No abutters were present. Public hearing opened.

Revised plans were presented, showing the proposed shared drive between Cheshire Oil's property and Catahoula. It was stated that the lot is fairly flat, with a 2% slope across the lot in one direction and nearly level in the other direction. The septic system design has been prepared and will be submitted soon to the State. It was noted that the existing foliage along Base Hill Road will remain "as is." No decisions have yet been made on signage. Thieme inquired if this is a "customer" location. Poanessa stated that 90% of the customer contact occurs at the customer's location. The proposed site is primarily a fabrication site. The sheds that formerly encroached on the property line will be entirely

on Cheshire Oil's property as a result of the boundary line adjustment that was approved on May 26, 2011. Public hearing closed.

Motion by Fuerderer to approve the site plan as shown on the revised plan presented this evening. Seconded by Thieme. Vote: All in favor.

B. DISCUSSIONS/OTHER BUSINESS –

1. Minutes from May 26, 2011. Motion by Fuerderer to approve as submitted. Seconded by Smith. Vote: All in favor.

2. Nissan - Fuerderer stated that she had contacted Nissan regarding its advertising. She eventually spoke with the owner, who indicated that they could add that the business is located in Swanzey. Fuerderer reported that the new ad included mention that the business was located in Swanzey.

3. Lane Construction - Board members acknowledged receipt of a copy of the complaint. Board felt that it was not necessary to meet with Town counsel. Audette stated that he felt that the Board had more explicitly discussed the concerns regarding Flat Roof Mill Road during the meeting and felt that the minutes did not reflect the additional comments made by Board members. Audette felt that recording the meetings might have provided more detail about the discussions.

4. Recording of Meetings - Board members briefly discussed whether or not meetings should be recorded. It was noted that recording had ceased due to inadequate equipment and the inability to identify who was speaking. It was suggested that newer technology be explored; televised meetings were also discussed.

5. Minutes from May 12, 2011 = Carlson provided Fox with corrections to the May 12, 2011 minutes (as noted at the May 26, 2011 meeting). Corrections were as follows: all on Page 1, item 1: line 3, insert "of" between "consisting life"; line 6, change "where" to "were"; line 7 change "were" to "where."

Motion and second to adjourn. Vote: All in favor. Meeting adjourned at 7:30 p.m.

Submitted by,

Elizabeth A. Fox
Town Administrator