

Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – June 12, 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, Jeff Goller, Alternate Don Skiba, Alternate Jane Johnson and Representative from the Board of Selectmen Bill Hutwelker. The roll call and agenda for the meeting was read by Chair Page. Page seated Johnson for Smith and Skiba for Lerandeau.

Absent: Joe Smith, Gus Lerandeau, and Alternate Jim McConnell

Others Present: Director of Planning and Community Development Sara Carbonneau, Jim Phippard from Brickstone Land Use Consultants, LLC, Residents Peg and Joseph Antosiewicz, Mr. Robertson, Todd and Melissa Tardiff, Michael Pratt, Lou Berube.

Minutes: Minutes from May 22, 2014 were reviewed. **Motion** was made by Goller to accept the minutes. The motion was seconded by Johnson. All were in favor except Hutwelker who abstained since he was not present at the last meeting. **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 Skiba, 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 22, 2014. Public hearing opened.

Jim Phippard representing Nissan of Keene said he had spoken to Mr. McGrath, the neighbor to the south of the dealer facility, and McGrath reported the lights do go off around 9:00 p.m. and are staying off all night. Phippard said shields were added to the middle row of lights thinking that would solve the problem of excessive light shining into the McGrath home. Phippard then said that McGrath told him the middle lights were not the problem, it is the front row that needed shielding. Phippard said they thought they had complied with the request from McGrath based on their understanding. He went on to say that they will install shields on the front row of lights.

Chair Page asked about debris left-over from installation of the fence and Phippard assured him that it will be taken care of. Phippard said the plan is to plant seven arborvitae along the property line and re-seed the slope.

In regard to the plan for the addition, the owner is talking to architects now regarding the addition. Any changes of shape, the site plan will need to be amended. Peg Antosiewicz asked about the length of time a site plan is valid without construction taking place. Phippard said a State of New Hampshire statute calls for a 24 month period.

Chair Page noted the applicants have made substantial progress on the site plan. Carbonneau confirmed Mr. McGrath's position regarding the work he requested being done except for the shielding. No further requests from the neighbors. Phippard thanked the Board for working with the applicants. Public hearing closed.

Motion was made by Goller to end the revocation process and to confirm that Nissan of Keene has completed all required action as called for in the approved site plan; there was a second by Self, and all were in favor. **Motion passed.**

2. **Site Plan Review Application**

Cheshire Oil Company, by its agent Arlen Company Constructions, LLC, wishes to construct a 291 square foot 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. Public hearing opened.

Mr. Robertson addressed the Board saying there were no changes from the plan that was presented at the last meeting. Public hearing closed.

Motion was made by Skiba to approve the application of Cheshire Oil Company and its agent Arlen Company Constructions LLC to construct a 291 square foot addition onto the existing car wash at property located at 189 West Swanzey Road, second by Self, and all were in favor. **Motion passed.**

3. **Multi-Tenant Application**

William & Henry Wide Plank Floors, LLC wishes to use a portion of the premises situated at 217K Old Homestead Highway for a sales office. The property is shown at Tax Map 36, Lot 8 situated in the Business District. The property is owned by Adrian Pinney.

Don Carlisle submitted an email to Carbonneau asking for a continuance to July 10, 2014. The email was reviewed by the Board.

Motion was made by Goller to continue the review of the multi-tenant application of William & Henry Wide Plank Floors, LLS to July 10, 2014. There

was a second by Johnson, and no further discussion. All were in favor except Hutwelker who abstained. **Motion passed.**

4. Multi-Tenant Application

Todd Tardiff wishes to use a portion of the premises situated at 140 Monadnock Highway for a nail salon business. The property is shown at Tax Map 18, Lot 69 situated in the Business District. The property is owned by Kenneth Bergeron.

Marissa Tardiff and Todd Tardiff spoke on behalf of the application. There was a brief discussion about the tuxedo shop which was formerly housed in the same building. Tardiffs are moving into the former tuxedo sales location. Page asked whether changes were planned for the space. Todd Tardiff replied that there would be plumbing and electrical changes made and a modification to a room for storage of nail salon supplies. Tardiff also noted that a 4 foot by 8 foot wall will be constructed to hide the furnace. He is also adding carpeting and tile. He has spoken to Code Enforcement Officer Mike Jasmin regarding receiving a permit for the work. Public hearing closed.

Motion was made by Skiba to approve the multi-tenant application of Todd Tardiff for use of a portion of the premises situated at 140 Monadnock Highway for a nail salon business. There was a second by Fuerderer, and all were in favor. **Motion passed.**

5. Sign Application

Todd Tardiff wishes to install a 15 square foot free-standing sign on the existing sign standard at property situated at 140 Monadnock Highway. Tardiff described his sign as the top half of an existing sign that will be simple in design. Goller asked if there is an address on the sign and it was noted there is an address on the existing sign posts.

Motion was made by Skiba to approve a 15 square foot free-standing sign on an existing sign situated at 140 Monadnock Highway. There was a second by Self, and all were in favor. **Motion passed.**

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

Michael Pratt wishes to construct 5,130 square foot building in two phases (phase 1 consists of 2,730 square feet and phase 2 consists of 2,400 square feet) for retail sales/storage and warehousing of food/beverage products. The property is situated at 617 West Swanzey Road and shown at Tax Map 73, Lot 29 situated in the Business Zoning District.

Pratt provided a site plan. He said he would like to use the same site plan approved in 2010. He said he would like to construct in phases beginning with a 2,730 square foot

building and within the year build the remaining 2,400 square foot building. Page asked if he had met with the Fire Department. Pratt said he spoke to Code Enforcement Officer Mike Jasmin but not the Fire Department. He noted he is planning to build a metal building.

Page informed Pratt that between now and the next meeting he will need to get together with Code Enforcement and the Fire Department. Carbonneau said the Departments have to give an opinion on the site plan, not the building. Page said he didn't see any issues that can't be resolved between now and the next meeting. He noted that the Town has received a letter from the New Hampshire Department of Transportation (DOT) that the driveway meets the requirements to receive a driveway permit. The Chair asked for concerns as to the completeness of the application.

Motion by Self that the application of Michael Pratt to construct 5,130 square foot building in two phases (phase 1 consists of 2,730 square feet and phase 2 consists of 2,400 square feet) for retail sales/storage and warehousing of food/beverage products on property situated at 617 West Swanzey Road is accepted as complete and ready to go to Public Hearing, second by Goller, and no further discussion, and all were in favor. **Motion passed.**

C. DISCUSSIONS/OTHER BUSINESS –

1. **L&G Propane** seeks amendment to its previously approved site plan to add a 14 foot x 15 foot dock area. The property is situated off Forbush Lane. Lou Berube presented his site plan modification to the plan that was already approved. He is adding a loading dock. A discussion occurred regarding whether the modification was sufficient a change to require another Public Hearing. Page said that his view is that it is a relatively minor change. The roof line will continue on from the shed. Floor level of the shed will be at the same height as the dock. No further questions from the Board.

Motion was made by Self to approve the amendment to a previously approved site plan to add a 14 foot by 15 foot dock area on property situated off Forbush Lane. There was a second by Skiba. All were in favor. **Motion passed.**

2. **Code Enforcement Officer Mike Jasmin** joined the meeting at 6:24 p.m. Carbonneau made introductions. He lives in Alstead and is a Selectman in Alstead. He said that outgoing Code Enforcement Officer Chet Greenwood did a great job training him. Carbonneau said Jasmin is fitting in well with the rest of the staff at Town Hall and brings to the Town a vast knowledge of building codes. His work hours are Tuesday and Thursday all day and Wednesday from 8:00 a.m. to 1:00 p.m.
3. **Update regarding Safford Drive** – very near to finishing the last minute details/closings with the parties involved. Once awarded the contract will go through 2015 with a winter shut down period.

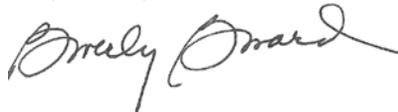
4. **State Route 12 Corridor Study Committee** – Carbonneau informed the Board that June 18, 2014 is the next meeting for the Route 12 corridor study which involves five communities.
5. **Master Plan subcommittee** will meet next Thursday June 19, 2014.
6. **Dollar General Update** - Carbonneau said that the contractor for the Dollar General building did a great job. The same contractor is working on the Sears building which is next door to Market Basket.

Johnson mentioned some parking problems at the Dollar General site saying some trucks are parking at Gomarlo's food store. Carbonneau noted that there is little storage capacity in the Dollar General building. They expect to move inventory in and out quickly. She also noted that other buildings being proposed for other Towns are not as nice as the new Dollar General building in Swanzey.

Next meeting is scheduled for June 26, 2014

Motion to adjourn was made by Goller, seconded by Fuerderer, with all in favor. **Motion passed.**
Adjournment occurred at 6:39 p.m.

Respectfully Submitted,



Beverly Bernard, Recording Secretary