

Town of Swanzey, New Hampshire  
**Swanzey Planning Board**  
Meeting Minutes – June 13, 2013

*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 Swanzey Planning Board was called to order at 6:00 p.m. by Chair Glenn Page. Members present: June Fuerderer, Don Skiba, Scott Self, Gus Lerandeanu, Jeff Goller, Jane Johnson and Selectmen's Representative Nancy Carlson. The roll call and agenda for the meeting was read by Chair Page. Skiba was seated for Smith.

**Absent:** Bob Audette, Joe Smith

**Others Present:** Town Planner Sara Carbonneau

**Minutes:** Minutes from May 23, 2013 were reviewed. **Motion** was made by Fuerderer to accept the minutes. The motion was seconded by Goller, with abstentions from Lerandeanu. 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 Skiba, no further discussion, and all were in favor of the motion. **Motion passed.**

**A. PUBLIC HEARINGS**

1. **Multi-Tenant Application** - Cheshire Cleaning, Inc. requested to use a portion of the premises situated at 135 Old Homestead Highway for a janitorial and commercial office cleaning business. The property is shown at Tax Map 37, Lot 2 situated in the Business District. The property is owned by George Trahan.

There was no one present from Cheshire Cleaning. The Board did a review of the application. There were no concerns or comments expressed in writing from the Police Department, from Code Enforcement, and from the Department of Public Works. Cheshire Cleaning provided a list of materials they will be using:

Clorox wipes	Lysol multi-purpose cleaner 1 gal containers	Furniture polish 8 oz bottles	Floor care products
Rages and paper towels	Trash bag	Small hand tools i.e. mop handles, brooms, etc	

Carbonneau noted that the materials are standard cleaning materials. The North Swanzey Water & Fire Precinct Superintendent Sylvester Karasinski expressed a concern in writing regarding the possibility for the need of a reduced pressure principle backflow preventer. Chair Page noted that a backflow preventer has already been installed at the location by a barbershop in the building.

a. **Free-Standing Sign Application**

Cheshire Cleaning, Inc. also requested to install a free-standing sign on the existing sign board on property situated at 135 Old Homestead Highway, Tax Map 37, Lot 2 situated in the Business Zoning District.

Page noted that this sign will be occupying a space on a signboard that is already in place at the location.

Lerandeau **moved** to approve the multi-tenant application to use a portion of the premises situated at 135 Old Homestead Highway for a janitorial and commercial office cleaning business and approve the free-standing sign application at the same location, second by Skiba, all were in favor. **Motion passed.** Sara will send a letter notifying the applicant.

**B. OTHER APPLICATIONS**

The following application was reviewed for completeness only. Comments were limited to the completeness of the application.

**1. Subdivision Application** - Roselma Tucker requested to subdivide Tax Map 27, Lot 5 into 2 lots. The subject premises are located on Old Homestead Highway and situated in the Rural/Agricultural District. Tax Map 27, Lot 5 currently consists of 7.14 acres. The proposed lots will be 3.47 acres and 3.67 acres.

Surveyor LeeAnn Nystrom attended the meeting and presented an updated plan to the board. Page reminded the board that the task for this evening is to determine if the application is complete. Page asked if an application had been submitted to the State and the response from Nystrom was that it had. It was noted that the application appears to have enough frontage, with no indication of wetlands. Page asked the members if anyone have any questions. Self asked about the surveyor stamp on the plan drawing, which wasn't evident at this point in time. Nystrom said she will stamp the plan after the application has been approved. In response to a question from Carbonneau, Nystrom assured the members that she has been in touch with New Hampshire Department of Transportation (DOT) Kevin Belanger regarding the proposed driveways.

Lerandeau **made** a motion to accept the plan of Roselma Tucker to subdivide Tax Map 27, Lot 5 into 2 lots the premises being located on Old Homestead Highway and situated in the Rural/Agricultural District as complete and ready to go to public hearing. There was a second by Fuerderer, and all were in favor. **Motion passed.** The application will be reviewed in public hearing on June 27, 2013 at Swanzey Town Hall at 6:00 p.m.

**C. DISCUSSIONS/OTHER BUSINESS**

### **Resignation submitted by alternate member Bob Audette**

An email expressing his regret at tendering his resignation as an alternate member of the Planning Board from Robert Audette to Sara Carbonneau was reviewed by the members.

**Motion** by Self to accept the resignation of Bob Audette as an alternate member of the Planning Board, second by Gus, and all were in favor. **Motion passed.** Carbonneau will post the position to the public.

### **Draft - Master Plan Update Utility Section**

Carbonneau provided a draft for the update of the Utility Section of the Master Plan and suggested that the board take a look at it and schedule a public hearing. She suggested that the Utility Section be reviewed at the same time as the Community Facilities section. Carbonneau will post the document on the Town website so folks can look at it ahead of time. Self said he had a question on the goals and objectives. He asked about page 4, Item 6 under "Goals and Objectives." The item refers to "financial incentives/aids" available to Swanzey residents and businesses, which was in the original document. Page said the Town would offer to pay for sewer pumps for people in North Swanzey who had to pump since that was the less expensive alternative at the time. According to Page, it was actually a savings to the Town. Carlson suggested that this line item be removed and Carbonneau agreed.

### **Email Addresses.**

Carbonneau spoke about the technology policy adopted by the Board of Selectmen which includes the requirement for both employees and volunteers to have Town email addresses. She noted that each email address requires a password and she asked the members to provide her with a password on pieces of paper which she passed out.

### **Capital Improvement Program (CIP) Committee**

Carbonneau discussed the Capital Improvement Program Committee which should have at least one member of the Planning Board. Jeff Goller volunteered to be on the committee.

Lerandeau **moved** to nominate Goller as the Planning Board member of the Capital Improvement Program Committee, second by Skiba, all were in favor. **Motion passed.**

### **Update on NH Department of Transportation (DOT) projects in Town**

Carbonneau said pavement work was supposed to start on June 14, 2013 and had been delayed because of rain. She noted that there will be a turn lane. She also mentioned that the reclamation paving project to be done between the Monadnock Humane Society and Market Basket on Route 10 is scheduled for a completion date of August 1, 2014.

### **Update on other Town Committees**

Carbonneau reported that the Main Street Advisory Committee will have a report to the Board of Selectmen by July 1, 2013. The Whitcomb Hall Committee is very active in fund raising and has raised \$15,000 thus far. They will be selling calendars to raise additional funds. The long term goal is to raise \$100,000. The immediate goal is to get the first floor operational. Improvements in wiring and heating are needed to bring these up to date. Carbonneau noted that the Town has been given a specified donation for a furnace.

### **Update on the West Swanzey Water Committee**

Page said the committee is waiting to hear from an accountant regarding the value of the water company owned currently by the Brown family. Page said he will make a call on Monday, June 17, 2013 if he hasn't heard from the Brown's accountant by then. Goller suggested that the Town make a low offer for the water system. The system is a small one with only \$77,000 in total yearly revenue and one water main break would take most of the revenue for the year to repair or replace. Page said he would like to think that the Brown family would donate the water system to the Town.

### **Update on Dollar General**

Carbonneau told the members that the judge denied Dollar General's appeal for reconsideration. The only option for Dollar General at this point is to appeal to the New Hampshire Supreme Court and the deadline to do so is Monday, June 17, 2013.

### **Update on West Swanzey Athletic Association (WSAA) building demolition**

Carbonneau updated the members of the board on the WSAA demolition progress. She told the members that the bid was awarded to All-Ways Wrecking from Bridgewater, NH and they are in the building cutting out copper and recycling and salvaging materials. Goller asked if there is a survey of the property. Carbonneau said the Town has a good description having found the northeast corner pin. The property measures out 175 feet from that corner pin to the Thompson Bridge. She said that once All-Ways is finished with their work, she assumes that Goller will be tapped to get involved in planning for the park. All-Ways will be putting clean fill in, and leaving the pavement in place. The parking pavement will remain as is for now since the park planned for the site may require parking. Carbonneau also noted that there has been some discussion about a northeast corner canoe access. The dry hydrant will go in at the northeast corner. The engineer for the Brown family will draft a plan for location of the hydrant.

**Motion** by Skiba to adjourn, seconded by Goller, with all in favor. ***Motion passed.***

Adjournment at 6: 38 p.m.

Respectfully Submitted,



Beverly Bernard, Recording Secretary