

**SWANZEY PLANNING BOARD MEETING
JUNE 23, 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 Swanzey Planning Board was called to order at 7:00 p.m. by Chair Glenn Page. Members present: Glenn Page, June Fuerderer, Jeff Goller and Selectmen's Representative Nancy Carlson. Town Planner Sara Carbonneau 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 Goller. Vote: All in favor.

A. DISCUSSIONS/OTHER BUSINESS –

1. Request for Modification to a Previously Approved Site Plan - Furlone, LLC seeks to modify its previously approved site plan for property situated at Tax Map 36, Lot 5 situated in the business district. The modification seeks to reduce the size of the proposed building from 8,600 s.f. to 4,660 s.f. Furlone was present and explained to the Board that currently he doesn't have a tenant for this building and therefore is planning on erecting just the shell of the building. The Board discussed the request and concluded that it was not necessary to hold a public hearing, as the only change to the plan was the reduction in the size of the building within the existing footprint. There were no other changes proposed on the plan. Motion by Carlson to approve Request for Modification to Previously Approved Site Plan to reduce the size of the building from 8,600 s.f. to 4,660 s.f. Seconded by Fuerderer. Vote: All in favor.

2. Review of driveway regulations: residential and commercial. Highway Director Lee Dunham was not present. Carbonneau informed the Board of Dunham's recommendations regarding the "residential" driveway regulations. For 1 and 2-Family Dwellings & Non-Commercial Uses,

Section III Definitions: commercial and residential should be the same and the commercial definition utilized as the commercial definition is more detailed.

Section IV Design Standards: Item D. Change wording from access to driveway (this change is also included in other areas of the regulations).

Item F. driveways are to be a minimum of 12' wide, with maximum width of 24 feet with 15' cleared access so emergency vehicles can enter.

Dunham would also like to include a table in the driveway regulations (such as the one the DOT uses) which shows width of driveway, radius and angle of entry.

Page also suggested an illustration showing a turnaround space so you're not backing into traffic.

Carbonneau stated that Dunham also wants the angle of entry to be no less than 75 degrees (even though the State allows a 60 degree angle of entry).

Item H. Dunham recommends the culvert shall be a minimum of 30" in diameter.

Item T. Change load bearing ability to accommodate 30' long fire truck.

Item W. delete "to the lot across the frontage and to"... and replace with "from".

Section VI Administration and Enforcement: Fee Schedule. The Board discussed that residential driveway review takes up a lot of Dunham's time. Page suggested a fee of \$50.00 across the board.

Carbonneau explained that Dunham has also made changes to the Access Management Regulations for Multi-Family Dwellings & Commercial Uses. Dunham was asked to be present at the July 14th meeting to discuss the proposed regulations.

Carbonneau asked if anyone notices any other changes that needed to be made to let her know.

3. Discussion re: proposed zoning amendment establishing time limits on variances and special exceptions. The Planning Board reviewed a proposal put forth by the ZBA which seeks to establish a time limit of 2 years for variances and special exceptions stating that construction must commence within 2 years, with an option of a 1 year extension. The ZBA

felt that indefinite approvals were not prudent, as the surrounding area could change over time (essentially, a special exception that may have been granted in year one may not have been granted in year five due to changes in the surrounding area). Carbonneau gave an example of an individual that had applied for a special exception that was granted over 5 years ago. The special exception was approved by the ZBA; the property owner then submitted an application to the PB, but subsequently withdrew the application. Nothing further was done, but the special exception remains in place.

4. Carbonneau informed the Board that the July and August meetings will be held at the Police Department.

Carbonneau recommended that the Board Google "NH Citizen Planner" to connect to this website, noting that there are a number of training modules and other information of interest to land use board members.

Minutes of June 9, 2011 were reviewed. Motion by Goller to approve the minutes of the June 9, 2011 meeting as written. Seconded by Fuerderer. Vote: All in favor.

Carlson informed the Board that a new committee has been formed for the restoration of Whitcomb Hall. The committee meets once a month. They are now getting estimates. It needs electrical updates. They are starting on the first floor.

Motion by Goller to adjourn. Seconded by Fuerderer.

Meeting adjourned at 7:55 p.m.

Submitted by,

Recording Secretary
Donna Munson