

Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – June 25, 2015

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, June Fuerderer, Scott Self and Alternate Don Skiba.

Absent: Joe Smith, Jeff Goller, Jane Johnson, Selectmen’s Representative W. William Hutwelker III and Alternate Jim Mc Connell.

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

Others Present: Director of Planning and Community Development Sara Carbonneau, and Resident Jeanette Cook.

Minutes:

- Minutes from May 28, 2015 were considered. There was a **motion** by Fuerderer to approve the Minutes of May 28, 2015. There was a second by Self. 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** made by Fuerderer that nothing remaining on the agenda could be construed as having the potential for regional impact. There was a second by Self with no further discussion. All were in favor. **Motion passed.**

A. PUBLIC HEARINGS -

1. **Multi-Tenant Application –**

Memorable Events wishes to use a portion of the premises situated at 217 Old Homestead Highway for an office for an events planning business. The property is shown at Tax Map 36, Lot 8 situated in the Business District. The property is owned by Adrian Pinney. Public hearing opened. Carbonneau said Jennifer Matthews was unable to attend the meeting. Carbonneau noted that Code Enforcement was concerned as to whether or not any flammables or compressed gas might be stored at the facility, but Matthews had informed her that there would not be anything but perhaps unlit votive candles; however, these would likely be stored at the Cheshire Fair property. Page noted the application states there is one full time employee of the business. Page asked for concerns among the Board members. There were none. Public hearing closed

Motion was made by Skiba to approve the multi-tenant application of Memorable Events to use a portion of the premises situated at 217 Old Homestead Highway (Tax Map 36, Lot 8) for an office for an events planning business, second by Self, without any further discussion. All were in favor. **Motion passed.**

B. OTHER APPLICATIONS –

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

1. **Subdivision Application –**

Jeanette M. Cook, Trustee of the Jeanette M. Cook 2014 Revocable Trust, wishes to subdivide Tax Map 80, Lot 3 into 2 lots. The subject premises are located on Old Leonard Farm Road and situated in the Rural/Agricultural District. The proposed lots will be 9.94 acres and 5.02 acres per subdivision plan submitted on June 22, 2015. Page reviewed the plans for the subdivision. He noted that there appears the lots have the required frontage on Old Leonard Farm Road. Carbonneau mentioned the lots have the required minimum of at least 3 acres of uplands on the property. Self said the application looks straightforward.

Self **moved** to accept the application of Jeannette M. Cook, Trustee of the Jeanette M. Cook 2014 Revocable Trust, to subdivide Tax Map 80, Lot 3 into 2 lots for property located on Old Leonard Farm Road, situated in the Rural/Agricultural District and to submit the application to public hearing July 9, 2015. There was a second by Fuerderer, and all were in favor. **Motion passed.**

C. DISCUSSIONS/OTHER BUSINESS

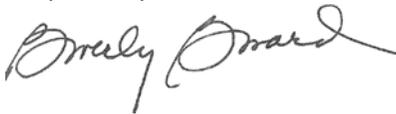
- Carbonneau noted that Ash Hill Road will be closed from 7:30 a.m. to 3:30 p.m. on work days beginning next Monday, June 29, 2015 and running through Friday, July 3rd.
- Fuerderer mentioned that the work on the planned roundabout on Route 12 and Lake Street has begun.
- Carbonneau mentioned that the State of New Hampshire has moved up construction plans for of a pedestrian bridge over Route 101 between the Winchester Street roundabout and Main Street intersection in Keene. The bridge will provide a bike and snowmobile path over Route 101.

Adjournment

Motion to adjourn was made by Skiba, seconded by Fuerderer, with all in favor. **Motion passed.**

Adjournment occurred at 6:10 p.m.

Respectfully Submitted,



Beverly Bernard, Recording Secretary