

Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – June 26, 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, Joe Smith, Alternate Don Skiba, and Alternate Jane Johnson. The roll call and agenda for the meeting was read by Chair Page. Page seated Skiba for Goller and Johnson for Lerandeau.

Absent: Jeff Goller, Gus Lerandeau, Representative from the Board of Selectmen Bill Hutwelker and Alternate Jim McConnell

Others Present: Director of Planning and Community Development Sara Carbonneau, Selectman Kenneth Colby, Jr. Steven Stepenuck, Gary Coburn, Wally Smith, Karen Sielke, David Mann, Michael Piermarini.

Minutes: Minutes from June 12, 2014 were reviewed. **Motion** was made by Skiba to accept the minutes. The motion was seconded by Johnson. Smith abstained. 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. Site Plan Review Application

Michael Pratt wishes to construct a 5,130 square foot building in two phases (phase 1 consists of 2,730 square foot and phase 2 consists of 2,400 square foot) 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.

Public hearing opened at 6:03 p.m. The Chair informed the Board that the Applicant has requested continuation to July 10, 2014.

Self **moved** to continue the Public Hearing for site plan review of Michael Pratt to construct a 5,130 square foot building in two phases on property situated at 617 West Swanzey Road to July 10, 2014, second by Smith, and no further discussion. All were in favor. **Motion passed.**

2. Boundary Line Adjustment

Boundary line adjustment between Tax Map 45, Lots 22-2 and 22-4. Tax Map 45, Lot 22-2 is owned by Steven and Diane Riley; Tax Map 45, Lot 22-4 is owned by Jana Blake (f/k/a Jana Connolly). The boundary line adjustment seeks to add a total of 8.13 acres +/- to Map 45, Lot 22-4. The properties are situated off East Shore Road and situated in the Rural/Agricultural District.

Public Hearing opened at 6:05 p.m. David Mann was present representing the applicants. He showed the Board a plan for the properties of Riley and Connolly with the boundary line adjustment. Connolly would like to own 13 acres, leaving Diane and Steven Riley with 5 acres as agreed upon by the Rileys and Connolly. No abutters were present. Page asked for questions from the Board. Self asked about the road, and Mann said the right of way of the road extends over their existing driveway.

Public hearing ended at 6:07 p.m.

Motion by Skiba to approve the lot line adjustment between Tax Map 45, Lots 22-2 and 22-4 as requested by Steve and Diane Riley and Jana Blake (f/k/a Jana Connolly) , second by Self. No further discussion. All were in favor. **Motion passed.** Mann left at 6:08 p.m.

B. OTHER APPLICATIONS

1. **Free-Standing Sign Permit Application** – Michael Piermarini wishes to install a 20 square foot free-standing sign on the existing sign posts. The property is located at 876 West Swanzey Road, shown at Tax Map 71, Lot 7 situated in the Business District. Piermarini was present and he identified the property as formerly Whitcomb's auction barn. Carbonneau had a question about the sign. Piermarini said he would be using an open space on the existing sign that is available for use. The street numbers are on the drawing of the hot dog.

Self **moved** to approve the a free-standing sign permit application of Michael Piermarini to install a 20 square foot free standing sign on the existing sign post on property located at 876 West Swanzey Road. The motion received a second from Fuerderer. No further discussion and all were in favor. **Motion passed.**

2. **Notice of Voluntary Merger** – Margaret J. Hale seeks to merge properties shown at Tax Map 61, Lot 10 and Tax Map 62, Lot 3. The properties are situated off Swanzey Lake Road and Rabbit Hollow Road. The lot will be henceforth known as Tax Map 62, Lot 3. Carbonneau noted that the lots are across the street from each other. Merger of 12.2 acres and .15 acres. Carbonneau also noted that Town Counsel said it is okay for the merger to take place.

Smith **moved** to accept the voluntary merger for properties shown at Tax Map 61, Lot 10 and Tax Map 62, Lot 3 off Swanzey Lake Road and Rabbit Hollow Road, second by Skiba, and no further discussion. All were in favor. **Motion passed.**

C. DISCUSSIONS/OTHER BUSINESS

1. Presentation

The Ashuelot River Local Advisory Committee [ARLAC] in cooperation with the NH Dept. of Environmental Services' Volunteer River Assessment Program [VRAP], has been monitoring the Ashuelot River's water quality since 2000. In 2011, the Swanzey Conservation Commission [SCC] began to add sites along the South Branch tributary in an effort to find the source or sources of high bacterial counts in that stream.

Steve Stepenuck, SCC member and former ARLAC member, presented the 2013 whole-river sampling results done under ARLAC and DES/VRAP, plus a summary of the Commission's *E.coli* monitoring on the South Branch for the past few years

2. Safford Drive Update

Carbonneau said that the driveway permit should be signed by July 2, 2014. Preconstruction meeting scheduled for July 7, 2014 and work would begin the next day. A formal ground breaking ceremony is tentatively scheduled for July 14, 2014.

3. Water Study Committee

First meeting of this committee is scheduled to be held Thursday July 31, 2014 at 4 p.m.

4. Brochures for Swanzey summer schedule

Brochures are available for the Potash Bowl concert series and Old Home Day, and Rail Trail Awareness day which will be held on August 2, 2014. Also planned is an ice cream social at Whitcomb Hall Remembrance Day, Saturday August 2, 2014. August 30, 2014 is the Whitcomb Hall barbecue.

5. Decommissioning of Vermont Yankee

Southwest Region Planning Commission is working with five communities on the decommissioning of Vermont Yankee. The focus is the economic impact on the area given the closing of the nuclear facility. Vermont Yankee/Entergy has contributed grant money to communities in the past and this source of funding for the towns will no longer be available. Their departure will also diminish the amount available for emergency management for the various towns. Carbonneau informed the Board that there may be a public forum in September which is likely to be held in Hinsdale, NH. That town will take a major economic hit when Vermont Yankee closes. Carbonneau also said that Vermont Yankee has entered in an agreement with the State of Vermont for economic mitigation. More information can be provided by Carbonneau to the Planning Board and others.

6. Medical Marijuana

Carbonneau raised the issue of Medical Marijuana sites and the issue was briefly discussed.

7. West Swanzey Waste Water Treatment Plant

Carbonneau asked about the West Swanzey Waste Water Treatment plant. Page said there was some damage caused by the recent rains. There are other issues with the lagoon and ground water. The sludge goes to a landfill in Vermont. It's been there 14 years. A discussion ensued about odors coming from the area.

Next meeting is scheduled for July 10, 2014

Motion to adjourn was made by Skiba, seconded by Fuerderer, with all in favor. **Motion passed.**
Adjournment occurred at 7:40 p.m.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Beverly Bernard".

Beverly Bernard, Recording Secretary