

**SWANZEY PLANNING BOARD SITE VISIT MINUTES
JUNE 28, 2012**

[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.]

A. PUBLIC HEARINGS -

1. Site Visit - The Swanze Planning Board conducted a site visit (continuation of a public hearing) at 5:30 p.m. at property situated off Route 10, shown as proposed Lot 51-2 on Tax Map 72. The property is the subject of a subdivision application submitted by Stephen & Joan Pappas and site plan review application submitted by Zarembo Program Development, LLC. Members present: Glenn Page, Scott Self, June Fuerderer, Jeff Goller, Gus Lerandeau, Nancy Carlson, and alternate Jane Johnson. Jeff Merritt, P.E. from Keach-Nordstrom, Matt Casey from Zarembo Group, Attorney Silas Little and Heather Monticup, P.E. from Greenman-Pedersen were present on behalf of the applicants. Town Planner Sara Carbonneau, DPW Director Lee Dunham and Police Chief Thomas De Angelis were also present. Police Officer Mark Labelle was also present to assist in traffic control/safety. Abutting property owner Michael Faulkner and interested citizen Gale Burgess were present. Chairman Glenn Page called the site visit/public hearing to order at 5:30 p.m.

Merritt reviewed the location of the proposed driveway and building. Sight distance, both north and south, was pointed out. The location of the parking lot was described. The limit of the State of NH right of way was shown.

Board members viewed the Cobble Hill Road/Route 10 intersection from the easterly side of Route 10. Board members were shown 4 trees abutting and/or on Faulkner's property that would be removed to improve line of sight - these trees would be removed at Zarembo's expense if approved by NH DOT and/or Faulkner. A large shrub located on the westerly side of Faulkner's property would be relocated on the premises at Zarembo's expense.

Board members viewed the Cobble Hill Road/Route 10 intersection from the westerly side of Route 10. Zarembo stated that it had discussed the berm in front of Knotty Pine and the plantings on the berm. Zarembo stated that Pappas and Zarembo had agreed to reduce the height of the berm and to remove some of the vegetation (approximately 3 shrubs).

Merritt stated that some the proposed landscaping in front of the Dollar General store could be moved easterly, closer to the parking lot to provide a better line of sight. Casey discussed the vegetation along the northerly side of proposed Lot 51-2, stating that Zarembo would retain as much of the existing vegetation as possible.

A cross walk from proposed Lot 51-2 across Cobble Hill Road towards the existing sidewalk was discussed. Zaremba indicated its willingness to stripe the road, if approved by the Town.

Merritt stated that while the applicant is willing to make certain modifications to the site plan proposal, the proposal meets all NH-DOT and AASHTO requirements/standards.

Site walk/public hearing adjourned at 6:00 p.m. Page reminded those present that the public hearing would continue at Town Hall at 7:00 p.m.

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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, Scott Self, June Fuerderer, Jeff Goller, Gus Lerandeanu, Selectmen's Representative Nancy Carlson and alternates Jane Johnson and Paula Miller. Johnson was seated for Joe Smith. Town Planner Sara Carbonneau was also present. The agenda for the evening's meeting was read and the following matters were addressed:

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 the potential for regional impact. Seconded by Lerandeanu. Vote: All in favor.

A. PUBLIC HEARINGS -

1. Subdivision Application - Stephen & Joan Pappas propose to subdivide Tax Map 72, Lot 51 into 2 lots. The subject premises are located off W. Swanzey Rd., Cobble Hill Rd. & S. Winchester St., situated in the Business District. Tax Map 72, Lot 51 currently consists of 6.474 acres. The proposed lots will be 1.637 acres and 4.837 acres.

See Item #2 below.

2. Site Plan Review Application - Zaremba Program Development, LLC, wishes to construct a 9,100 s.f. building to be used for retail sales. The property is owned by Stephen & Joan Pappas and is situated off W. Swanzey Rd. & Cobble Hill Rd. and shown as proposed Lot 51-2 on Tax Map 72, situated in the Business District.

Note: Items #1 and #2 were combined for public hearing purposes.

Jeff Merritt, P.E. from Keach-Norsdstrom, Matt Casey from Zaremba Group, Attorney Silas Little and Heather Monticup, P.E. from Greenman-Pedersen were present on behalf of the applicant. Property owner Steven Pappas was present, as well as abutting property owner Michael Faulkner. Public hearing opened.

Merritt summarized the Site Visit. Revised plans (both of the subdivision and site plan) were presented to the Board. Merritt noted that as a result of the site visit, additional changes will be made to the plans.

Merritt stated that he had met with Fire Chief Norm Skantze on June 25, 2012 and that it was the Applicant's intent to sprinkle the building. Merritt stated that a fire suppression company (Covenant Fire Protection) was currently working on the plans, which will be presented to the Fire Chief for his approval.

Merritt reiterated that some of the items that the Applicant was willing to undertake are as follows:

- a. Removal of 4 trees on Faulkner's property (w/approval from the State of NH and/or Faulkner);
- b. Relocation of shrub on Faulkner's property;
- c. Removal of 3 shrubs on Knotty Pine's property and reduction of the berm where the 3 shrubs are currently located;
- d. Move the landscaping on the west side of the Dollar General project further to the east, so that it is closer to the parking lot;
- e. Pedestrian cross walk striping on Cobble Hill Road (near Faulkner's property) with the approval of the Town;
- f. Maintain as much of the existing vegetation as possible on the north side of proposed lot 51-2.

Questions were raised regarding DPW Director Lee Dunham and Town Planner Sara Carbonneau's meeting with the State. Dunham reported that NH DOT stated that the proposed driveway location met all State and AASHTO requirements. Dunham stated that the driveway permit was issued by the State without feedback from the Town. Dunham stated that the Town could request a traffic study. Police Chief Tom De Angelis supported the Town conducting its own traffic study.

Dunham noted that a major problem with the Cobble Hill Road intersection was that it is a skewed intersection and that one needs to look over their shoulder to see the traffic that is coming from the North. Dunham noted that the addition of the driveway for the Dollar General store provides another competing visual cue.

Dunham also questioned the assumption of the traffic engineer that only 3% of the proposed traffic to the site would come from the east. Dunham stated the he was 99% certain that the majority of Swanzey residents live to the east of the site.

Dunham described existing traffic patterns in the area, noting that due to the difficulty of making a southbound turn onto Route 10 from Cobble Hill Road east of Route 10, he felt that most people avoided this intersection and would travel further south on South Winchester Street to enter Route 10 from there. Dunham stated that the Cobble Hill Road and Route 10 intersection is already a problem and would be made even worse with the construction of an additional driveway (i.e., Dollar General's driveway) to the south.

Motion by Lerandau that an independent traffic study be completed at the Applicant's expense. Seconded by Self. Vote: All in favor.

Self stated that the applicant should provide revised plans showing items "a" through "f" set forth above in advance of the traffic study. Lerandeau asked if the applicant would be willing to raise the elevation of Cobble Hill Road west of Route 10. Casey said that would not be willing to do this.

Little asked for clarification of the Board's motion, inquiring if the Board wanted a traffic study or peer review. After discussion, it was determined that the Board wanted a peer review. Motion by Carlson that a peer review of the traffic study be conducted at the applicant's expense. Seconded by Lerandeau. Vote: All in favor.

Motion by Self that the applicant provide revised plans showing items "a" through "f" as set forth above in advance of the peer review. Seconded by Lerandeau. Vote: All in favor.

Faulkner inquired if the applicant would consider locating the driveway further to the South, lining it up with Knotty Pine's southerly driveway and accessing the property via an easement over the remainder of Pappas's property. Casey said that they would not consider this. Little noted that this would not be feasible due to the location of the wetlands at the southerly end of Pappas's property.

Motion by Self to continue the public hearing on the subdivision and site plan review applications to July 12, 2012 at 7:00 p.m. without further notice. Seconded by Fuerderer. Vote: All in favor.

Little stated that he would forward to Carbonneau a list of traffic engineers that have been used by the applicant in the past.

The Board also tabled the sign applications to July 12, 2012 at 7:00 p.m.

3. New Tenant Application - Kerry Cretelle wishes to utilize the premises situated at 876 West Swanzey Road for an indoor auction business. The property is shown at Tax Map 71, Lot 7 situated in the Business District. The property is owned by Nickate Property, LLC. Kerry Cretelle and Jay Blanchard (property owner) appeared before the Board. No abutters were present. Public hearing opened.

Page reviewed the application. Cretelle stated that he will initially hold auctions on Saturday nights. However, if all goes well he will expand to Thursday nights. It was noted that the Fire Chief had questions regarding the occupancy of the structure. Cretelle stated that he measured the building and determined that he could fit 150 chairs. Page noted that the occupancy of the building will need to be approved by the Fire Chief and Code Enforcement Officer.

Cretelle noted that he would be using the existing sign, but would be re-facing it. Cretelle stated that the street number is currently on the sign posts. Public hearing closed.

Motion by Self to grant the new tenant application subject to review and approval by the Code Enforcement Officer and the Fire Chief, noting that approval was for auctions on both Thursday and Saturday. Seconded by Fuerderer. Vote: All in favor.

Motion by Self to approve the free-standing sign application (*see Item B.3. below*). Seconded by Goller. Vote: All in favor.

4. Modification to a Previously Approved Site Plan - Cheshire Oil Company, Inc. wishes to construct a 195 s.f. addition to the existing building. The

property is situated at 189 West Swanzey Road and is shown at Tax Map 52, Lot 1 situated in the Commercial/Industrial District. Joji Robertson appeared before the Board. No abutters were present. Public hearing opened. Robertson reviewed the application before the Board. It was noted that the minimal addition would not affect the number of customers or employees. Robertson noted that it was to allow access for after-hours deliveries without having complete access to the store. Public hearing closed.

Motion by Lerandeau to approve the modification to the previously approved site plan. Seconded by Goller. Vote: All in favor.

5. Multi-Tenant Application - Ryan Fredette wishes to use a portion of the premises situated at 386 Massey Hill Road for an automotive repair business. The property is shown at Tax Map 3, Lot 36 situated in the Business District. The property is owned by Timothy Cloutier. Ryan Fredette appeared before the Board. No abutters were present. Public hearing opened.

Fredette stated that the use was similar to that of the prior tenant. Fredette stated that he did not propose any changes to the building. Carlson informed the Applicant the Board of Selectmen recently adopted a noise ordinance which prohibits certain activities before 7 a.m., noting that his application states that his hours will be 6 a.m. to 10 p.m. Public hearing closed.

Motion by Self to approve the Multi-Tenant application. Seconded by Lerandeau. Vote: All in favor.

6. Home Occupation Application - Bill Lauer wishes to utilize the property situated at 694 Old Homestead Highway for a business consisting of the building and sale of birdhouses & Adirondack chairs. The property is located in the Residence District, shown at Tax Map 33, Lot 7. Bill Lauer was present. Numerous abutters were also present. Public hearing opened. Lauer stated that he would like permission to build tables, chairs, benches, birdhouses and other wood items to sell from his property. He will be the sole employee; however, his son may also assist on occasion. Lauer stated that eventually he would like to install a 4 s.f. sign by the road and perhaps have one chair or other item on display. Abutters present all expressed their support for Lauer's endeavor. Page noted that should Lauer wish to install a sign, he would need to submit an application to the Board. Public hearing closed.

Motion by Self to approve the Home Occupation application. Seconded by Self. Vote: All in favor.

C. OTHER APPLICATIONS -

1. Free-standing Sign Application - Zarembo Program Development, LLC wishes to install a 96.5 s.f. free-standing sign on property shown as proposed lot 51-2 on Tax Map 72. The property is located in the Business District. *Tabled to June 28, 2012. Tabled to July 12, 2012 (see Item A.2. above).*

2. Attached Sign Application - Zarembo Program Development, LLC wishes to install a 69 s.f. attached sign on property shown as proposed lot 51-2 on Tax Map 72. The property is located in the Business District. *Tabled to July 12, 2012 (see Item A.2. above).*

3. Free-standing Sign Application - Kerry Cretelle wishes to reface an existing 64 s.f. free-standing sign on property situated at 876 West Swanzey Road, shown at Tax Map 71, Lot 7 situated in the Business District. *See Item A.3. above.*

D. DISCUSSIONS/OTHER BUSINESS -

1. RSA 674:54 Notification from Monadnock Regional High School. Board members reviewed the request from M. Wright to build a pavilion on the school's property. Board members felt there was no need to conduct a public hearing on the request. Motion by Lerandeau that no public hearing is required. Seconded by Self. Vote: All in favor.

2. Other business as may be required.

3. Minutes from June 14, 2012 - Carbonneau noted that Item 7 in the minutes should reflect that the motion to approve was made by Self. Motion by Fuerderer to approve the minutes from June 14, 2012 as amended. Seconded by Carlson. Vote: All in favor with Goller abstaining.

Motion by Lerandeau to adjourn. Seconded by Goller. Vote: All in favor.
Meeting adjourned at 8:10 p.m.

Submitted by,

Sara H. Carbonneau
Town Planner