

Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – July 10, 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, June Fuerderer, Joe Smith, Jeff Goller, Board of Selectmen Representative Bill Hutwelker, Gus Lerandeanu, and Alternate Don Skiba. The roll call and agenda for the meeting was read by Chair Page. Page seated Skiba for Self. McConnell joined the meeting at 6:06 p.m.

Absent: Vice Chair Scott Self and Alternate Jane Johnson.

Others Present: Director of Planning and Community Development Sara Carbonneau, Michael Pratt, and Sandra Lynch.

Minutes: Minutes from June 26, 2014 were reviewed. **Motion** was made by Smith to accept the minutes with changes to page 2 reflecting that the motion also authorized the Chair to sign the documentation for the merger. The motion was seconded by Fuerderer. 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 Smith, 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 continued from June 26, 2014 at 6:01 p.m.

Mr. Pratt was present to affirm his wish to construct a warehouse on the site. Carbonneau said there a driveway permit has been provided by the New Hampshire Department of Transportation (NH DOT). Carbonneau said it was determined that the use of the building will be for storage not manufacturing. Pratt said there will be no retail sales and that all sales will be going to distributors. No abutters were present.

Page asked the members for questions. Lerandeau asked what material would be used in the construction of the building and Pratt said the building would be metal. Pratt said he received input from Code Enforcement Officer Mike Jasmin.

It was noted that any approval for the proposed building would be subject to Fire Department and Code Enforcement Department approval.

Public Hearing ended at 6:03 p.m.

Skiba made a **motion** to approve the request of Michael Pratt 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 distributor 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. The motion was seconded by Goller, and all were in favor. **Motion passed.**

2. Multi-Tenant Application

Saundra Lynch wishes to use a portion of the premises situated at 876-880 West Swanzey Road for an indoor flea market business. The property is shown at Tax Map 71, Lot 7 situated in the Business District. The property is owned by Nickate Property LLC.

Public Hearing opened at 6:04 p.m.

Lynch was present to speak to her plans. She noted that Town of Swanzey Code Enforcement Officer says the building is okay for use. Page noted that since the building was previously used for an auction business, there should be plenty of parking spaces. Carbonneau noted there has been no response from Fire Department as yet. Any approval should be contingent upon Fire Department approval. Lerandeau asked about the length of time the Fire Department had to respond – Carbonneau said it was about three weeks.

Motion by Goller to approve the request of Saundra Lynch to use a portion of the premises situated at 876-880 West Swanzey Road for an indoor flea market business on property shown at Tax Map 71, Lot 7 situated in the Business District and owned by Nickate Property LLC, contingent upon Fire Department approval, second by Skiba. And no further discussion. All were in favor. **Motion passed.**

B. DISCUSSIONS/OTHER BUSINESS

a. Zoning 2015

Carbonneau suggested the Board consider density requirements for multi-family housing because it has been a concern for the Town of Swanzey Zoning Board of Adjustment (ZBA) in the past. New development is not an issue since the Town's ordinances require an acre for new development in the business district. In addition, multi-family developments require a special exception in the business district. However, Carbonneau noted, there is a lot of existing multi-family use in Town. She also noted many communities require an acre per unit of housing or ½ an acre per unit of housing for multi-family dwellings depending on the availability of public water and

sewer systems. The Board may want to consider establishing a per unit acreage requirement.

Page referred to the affordable housing act and how that impacts on multi-family housing. Page said that given the setback requirements requests for multi-family dwellings would have to go to the ZBA for a special exception or variance.

Carbonneau said another consideration is how many people can reside in a unit. She said the City of Keene regulates the number of unrelated people who can live together in a unit (the number is four). They define a one family dwelling as limited to no more than four unrelated people. Fraternity houses are defined as separate dwelling units. The City of Keene does limit students in non-dorm housing to four unrelated people.

Hutwelker said that an ordinance does give the Town a fallback position for Code Enforcement to utilize should the Town get a complaint. Hutwelker made a reference to multi-family dwellings and city water and sewer connections.

Carbonneau said that the Code Enforcement Officer is part-time and it is expensive to bring cases to court. She referred to life safety issues in some of the commercial structures in the community which take a lot of work and time to resolve. It can cost the Town a lot of money so the community has to choose its battles. One way to encourage people to comply with the ordinances of a town is to place a letter on the master property file such that if the property goes up for sale, it would make it difficult to close a sale.

Page spoke about folks who have court ordered payments, and who fail to comply with the court order. Page noted that having a fine/money charges does have an impact on getting corrective action.

Carbonneau encouraged the Board to bring her ideas for a zoning ordinance regarding density issues. Carbonneau is targeting a September timeframe. Carbonneau said she would make up a spreadsheet with requirements for connection to public sewer to pass along to Board members for review. No minimum acreage requirements are stated currently.

b. Other Business that may be required

Carbonneau mentioned that Monday July 21, 2014 at 12:30 is the groundbreaking ceremony for the Safford Drive Extension and kick off for the Southwestern New Hampshire Enterprise Zone (SW – EZ). The message is that SW-EZ has everything a commercial developer needs, including water and sewer, customer friendly help, and the property is near to the airport. Carbonneau said the groundbreaking event should last for about an hour, and refreshments will be served. State Senator Molly Kelly will be present. Commissioner for Economic Development from the State will be present as well. The event will be held on the end of Safford Drive by Carlisle.

Lerandeau asked for a set of plans for the area. Carbonneau said there will be a map of the industrial district provided at the event. Carbonneau spoke about how economic development can be tied to the quality of life in an area and that the Town of Swanzey offers a rural character and open space for residents to enjoy. She noted that the hiking trail guide postcards created by the Town of Swanzey Open Space Committee will be available.

Motion to adjourn was made by Skiba, seconded by Lerandeau, with all in favor. **Motion passed.**
Adjournment occurred at 6:40 p.m.

Respectfully Submitted,

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

Beverly Bernard, Recording Secretary