

**SWANZEY PLANNING BOARD MEETING  
JULY 14, 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 Swanzeay Planning Board was called to order at 7:00 p.m. by Chair Glenn Page. The meeting was held at the Swanzeay Police Department, 34 Eaton Road. Members present: Glenn Page, June Fuerderer, Jeff Goller, Jeanne Thieme, Joe Smith, Selectmen's Representative Nancy Carlson and alternates Paula Miller and Bob Audette. Town Planner Sara Carbonneau was also present. Audette was seated for Scott Self. 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 Smith. Vote: All in favor.

**A. PUBLIC HEARINGS -**

**1. Modification to a Previously Approved Site Plan -** Richard P. Drew, LLC, agent on behalf of Forest View Estates, LLC, wishes to have the option of constructing either town-houses or garden-style units for the remaining 36 units on property situated at 28 Owens Drive. The property is shown at Tax Map 79, Lot 6 situated in the Rural/Agricultural District. Richard Drew and Jonah Ketola appeared before the Board on behalf of Forest View Estates, LLC. No abutters were present. Public hearing opened.

Drew stated that buildings 1 through 4 have been substantially completed. There are 4 buildings that remain to be constructed (with a total of 36 units therein). The owners would like the option of constructing either town-houses (same as constructed in buildings 1 through 4) or garden-style (one story) units. The total number of units would remain unchanged.

Drew stated that the floor area of the town-houses is essentially the same as the garden-style units, with the exception of the basement space (the garden-style units do not have basements).

Drew also noted that the disturbed area needed to construct the garden-style units is very similar to that of the town-houses; noting that area for the retaining walls and walkways expands the disturbed area for the town-houses, so that the footprint of the disturbed area for the garden-style units is comparable.

Ketola stated that since the garden-style units do not have basements, they may consider providing storage areas on site. If they decide to pursue storage areas on site, they will come back to the planning board for approval. Ketola stated that an equipment/storage building for the project (versus for individual use) was previously included in the site plan.

Carbonneau noted that department head feedback had been received from the Police Chief, the Code Enforcement Officer and the Recycling Center Manager. None of them expressed concerns about the project. DPW Director Lee Dunham was present and did not express any concerns.

Public hearing closed. Motion by Audette to approve the modification to the previously approved site plan. Seconded by Thieme. Vote: All in favor.

## **B. DISCUSSIONS/OTHER BUSINESS –**

**1.** Review of access management regulations (for multi-family dwellings and & commercial uses). Highway Director Lee Dunham was present. Board members reviewed the regulations with comments from Dunham and Carbonneau.

Board members felt that the public hearing on both the residential and commercial driveway regulations should occur on the same evening. August 25th was selected as the date for the public hearing.

**2.** Carbonneau reminded the Board that the July and August meetings will be held at the Police Department.

**3. Minutes of June 23, 2011** were reviewed. Page noted that Item 2 (Driveway Regulations), Item H should be corrected to read as follows: Dunham recommends that the culvert shall be a minimum of 30 feet in length. Motion by Goller to approve the minutes of the June 23, 2011 meeting as amended. Seconded by Carlson. Vote: All in favor.

Motion by Fuerderer to adjourn. Seconded by Thieme.

Meeting adjourned at 7:45 p.m.

Submitted by,

Town Planner  
Sara Carbonneau