

Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – July 23, 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, Scott Self, June Fuerderer, Joe Smith, Jeff Goller, and Alternate Don Skiba.

Absent: Jane Johnson, Selectmen’s Representative W. William Hutwelker III, and Alternate Jim McConnell.

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

Others Present: Director of Planning and Community Development Sara Carbonneau, Edward Grant, and Denise and Richard Sault, Jr., and Surveyor John Bridges.

Minutes:

- Minutes from July 9, 2015 were considered. There was a **motion** by Fuerderer to approve the Minutes of July 9, 2015. There was a second by Smith. There was no further discussion. All were in favor except Self who abstained. **Motion passed.**

Regional Impact: Board members considered whether any items on the agenda could be construed as having 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 -

Public Hearing opened at 6:03 p.m.

1. **Subdivision Application** - Edward Grant and Geri Grant wish to subdivide Tax Map 21, Lot 7 into 2 lots. The subject premises are located on Oliver Hill Road and situated in the Residence and Rural/Agricultural Districts. The proposed lots will be 2.5 acres and 2.2 acres. John Bridges explained the submission for septic design has gone to the State of New Hampshire. Page asked about the driveways, and Grant said that Swanzey Director of Public Works Lee Dunham is okay with them. Carbonneau said the requester also will need a letter of determination from the FAA that there is no hazard to air navigation since the lots are in the flight path. There were no additional comments from the public.

Public Hearing closed at 6:04 p.m.

Motion was made by Self to approve the request of Edward Grant and Geri Grant to subdivide into two lots, one of 2.5 acres, and the other of 2.2 acres, property located on Oliver Hill Road and situated in the Residence and Rural/Agricultural Districts identified on Tax Map 21, Lot 7 subject to State subdivision approval and FAA approval. There was a second to the motion by Smith and no further discussion. All were in favor. **Motion passed.**

Public Hearing opened at 6:05 p.m.

2. **Multi-Tenant Application** - Denise Sault and Richard Sault, Jr. wish to use a portion of the premises situated at 704 West Swanzey Road for an automotive repair, state inspection, and automotive sales business. The property is shown at Tax Map 72, Lot 85 situated in the Business District. The property is owned by RDH Property Management, LLC.

Chair Page referred to Fire Inspector Eric Mattson requesting some changes need to occur as follows:

- o A need for increased sizes of extinguishers at all doorways to 10 lb ABC type.
- o A heat detector in the garage area.
- o Sheetrock to cover the non-existing overhead door at the bottom 4' to cover it from any grinding spray.
- o Confirmation of area covered by fire alarm in place.

There was also a letter from Code Enforcement Officer Mike Jasmin pertinent to the need for repairs to minor electrical issues. Any approval would be subject to completion of Fire Department list and repair of minor electrical issues rectified.

Discussion occurred regarding the Conservation Commissions request for a Public Hearing based on questions about products used for cleaning and painting automobiles. Page asked about paint solvents, and was told a metal storage cabinet will be used. Smith asked if there was an apartment on the second floor which might be affected by the spraying of paint. Sault said there is one but it is at one end of the building away from the location of the business, which is at the opposite end. Smith asked for confirmation of hours of operation from 8 a.m. to 5 p.m., which was confirmed by the applicant. Goller asked about access from Route 10 and that was also confirmed.

There were no additional comments from the public.

Public Hearing closed at 6:10 p.m.

Motion was made by Goller to grant the request of Denise Sault and Richard Sault, Jr. to use a portion of the premises situated at 704 West Swanzey Road for an automotive repair, state inspection, and automotive sales business on property shown at tax map 72, lot 85 situated in the Business District and owned by RDH Property Management, LLC on condition of meeting Fire Department conditions as stated above, rectifying minor electrical issues, and metal cabinet paint to be used for storage of paint. The motion was seconded by Skiba and all were in favor. **Motion passed.**

B. OTHER APPLICATIONS –

1. **Free-Standing Sign Application** – Denise Sault and Richard Sault, Jr. wish to install a free-standing sign consisting of 16 s.f. on the premises situated at 704 West Swanzey Road, Tax Map 72, Lot 85 situated in the Business District. The new sign will utilize the existing sign on the property.

Mr. Sault said the sign is already in place and they will be only using a portion of it. Page said there is a requirement to have the street number on the sign, for safety purposes, visible from the road for emergency vehicles. Sault confirmed that the sign will have the street number.

Motion was made by Skiba that the application of Denise Sault and Richard Sault, Jr. to install a free-standing sign consisting of 16 square feet on the premises situated at 704 West Swanzey Road, Tax Map 72, Lot 85 situated in the Business District with condition that the street number be included on the

sign. There was a second to the motion by Self and no further discussion. All were in favor. **Motion passed.**

D. DISCUSSIONS/OTHER BUSINESS –

1. **Update on Municipal Facilities Review Committee Report.** Skiba updated the Board on the plan submitted to the Board of Selectmen regarding a minimalist plan for renovating Town facilities to cover the next 5 – 10 years. He spoke about Town Hall, Fire Department, DPW, Recycling Center, and the Police Department. He said the Committee wants to get estimates for work to be done and then go to the public with a request for bonding to cover all the facilities, the total of which should be less than a bond for just for the Fire Department.

Page spoke about the reduced needs of the Department Heads and the fact there is enough room at the back of the Police Station to address their needs. Page noted that the Recycling Center improvements can be funded through existing reserves. He stressed that the Committee is looking to bring in a package that addresses all the facilities, not just the Fire Station. The idea is to present a proposal to tax payers that will serve the community for 5 – 10 years. Page mentioned a steel building is being considered. Skiba mentioned using portions of the architectural plans already completed and paid for.

Rail Trail Celebration. Carbonneau informed the Board that on August 1, 2015 from 8 a.m. to 10 a.m. there will be a get together to celebrate the opening of another improved section of rail trail. She noted the bridge over Ash Swamp Brook has been re-decked. The gathering will be at the north end of this section of the trail, at the junction of Railroad Street and Pine Street.

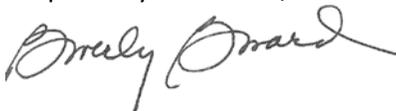
2. **Carpenter Home Dedication of Gazebo.** Carbonneau also informed the Board that on Monday August 1, 2015 at 1 p.m. the Carpenter Home will host a dedication ceremony for the gazebo and to thank the Eagle Scout who constructed it.
3. **New Town Administrator.** Carbonneau reminded the Board that on Monday August 3, 2015 the new Town Administrator begins his job. His name is Michael Branley and she said the staff is looking forward to having him aboard.
4. **Whitcomb Hall Barbecue.** Carbonneau said that the Whitcomb Hall barbecue is being held the 29th of August.
5. **Cheshire Fair begins July 29, 2015.** There was a brief discussion about the date the Cheshire Fair begins.

Adjournment

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

Adjournment occurred at 6:26 p.m.

Respectfully Submitted,



Beverly Bernard, Recording Secretary