

**SWANZEY PLANNING BOARD MINUTES  
JULY 28, 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 Rd. Members present: Glenn Page, Scott Self, June Fuerderer, Joe Smith, Jeanne Thieme, Selectmen's Representative Nancy Carlson and alternates Bob Audette and Paula Miller. Miller was seated for Goller. Town Planner Sara Carbonneau was also present. 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 - Catahoula, LLC** seeks to relocate the building and parking on property located off Base Hill Road and shown at Tax Map 52, Lot 1-1. The property is situated in the Commercial/Industrial District. Public hearing opened. Owner Peter Poanessa was present and explained to the Board that he wanted to rotate the orientation of the building to provide better solar gain. Nothing else changes. The well and septic will remain as previously approved. The size of the parking lot will remain the same - only the orientation changes. Public hearing closed. Motion by Self to approve Modification to a Previously Approved Site Plan to rotate the orientation of the building and parking lot. Seconded by Thieme. Vote: All in favor.

**2. Modification to a Previously Approved Site Plan - C&S Wholesale Grocers, Inc.** wishes to expand the asphalt apron outside of the existing hangar by 10,000 s.f. The property is situated at 100 Airport Road and is shown at Tax Map 37, Lot 36 situated in the Business District. Public hearing opened. Sunny McPherson, Real Estate Manager of C & S Wholesale Grocers was

present. She explained to the Board that by expanding the asphalt apron they could park and stage three jets, instead of two. Fuerderer asked what type of soils would be covered. McPherson replied the same as before - grass and gravel. Audette asked about runoff. Page read a letter from NHDES stating that they were okay with this expansion. Public hearing closed. Motion by Smith to approve Modification to a Previously Approved Site Plan to expand the asphalt apron by 10,000 s.f. Seconded by Self. Vote: All in favor.

**B. OTHER APPLICATIONS** - (The following applications are being reviewed for completeness only. Comments will be limited to the completeness of the applications only.)

**1. Site Plan Review Application** - Hayley Hill wishes to operate a day care facility at her residence situated at 36 South Winchester Street. The property is situated in the Village Business District I and shown at Tax Map 72, Lot 32. Haley Hill was present and explained to the Board that the State does not require a license if you take in 3 or less children. Hill stated that she would pursue licensing as she wants to care for more than three children. Hill also noted that she would pursue licensing even if she had three or fewer children. Carbonneau noted that she had received feedback from the Police Chief, DPW Director and Solid Waste Manager. None of them expressed concerns. Carbonneau stated that a special exception was granted by the ZBA - no conditions were attached to the granting of the special exception. Self asked Hill what the days of operation would be. She replied Monday – Friday. Self requested that she include this on the application and initial it. Page informed Hill that any approval would be subject to approval by the Fire Chief and Code Enforcement Officer. Motion by Self to approve the Site Plan Review Application as complete and move forward to public hearing on August 11, 2011. Seconded by Fuerderer. Vote: All in favor.

**C. DISCUSSIONS/OTHER BUSINESS –**

1. Carbonneau stated that she had received a telephone call from Kimberly Wood. Wood is a licensed massage therapist and wanted to set up a massage table at Grampy's Flea Market, either outdoors or indoors. Board members discussed the proposed use and made the determination that it was not an appropriate use at a flea market.

**2. Non-public session RSA 91-A:3,II(e) - litigation.** Motion by Carlson to go into non-public session pursuant to RSA 91-A:3,II(e). Seconded by Smith. Vote: All in favor. Board went into non-public session at 7:30 p.m.

Motion by Carlson to go out of non-public session at 7:45 p.m. and to seal the minutes of the session indefinitely. Seconded by Smith. Vote: All in favor.

Motion by Carlson to adjourn. Seconded by Smith. Vote: All in favor.

Meeting adjourned at 7:45 p.m.

Submitted by,

Donna Munson  
Recording Secretary