

Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – July 28, 2016

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 6:02 p.m. by Chair Glenn Page.
Members present: Glenn Page, Don Skiba, Scott Self, and Alternate Liz Traynor

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

The Chair took the roll and read aloud the agenda for the meeting. Page seated Traynor for Smith.

Others Present:

Director of Planning and Community Development Sara Carbonneau and Daniel Lang

Minutes:

- Minutes from July 14, 2016 were considered. There was a **motion** by Skiba to approve the Minutes of July 14, 2016. *Self and Traynor were not present at the meeting of July 14, 2016 and had to abstain. Given insufficient quorum for a vote, the Minutes were tabled.*

Regional Impact: Board members considered whether any items on the agenda could be construed as having the potential for regional impact. **Motion** was made by Skiba that there is no item on the agenda which can be construed to have potential for regional impact. There was a second by Self. All were in favor. **Motion passed.**

PUBLIC HEARINGS

New Tenant Application

Daniel Lang (DA Bros) wishes to use the premises situated at 223 Monadnock Highway for a contracting/remodeling business. The property is shown at Tax Map 19, Lot 65-1 situated in the Business District. The property is owned by Aolin Properties.

Public Hearing opened at 6:05 pm

Page spoke about the business that was in the building prior to now; it is a small building that sets back from the main road. Page said there is an approved driveway cut onto State Route 12 and plenty of parking. Lang said he pretty much will keep the building the way it is for now. He does plan on upgrading the exterior and he is upgrading the inside. He said he would meet the customers at their site and rarely would there be customers coming to the building. He anticipated three employees in the building. He said he would be upgrading the plumbing and electrical and the bathroom. He is not planning on any retail.

Public Hearing closed at 6:07 pm

Motion was made by Skiba to approve the New-Tenant Application of Daniel Lang (DA Bros) to use the premises situated at 223 Monadnock Highway for a contracting/remodeling business on property shown at Tax Map 19, Lot 65-1, situated in the Business District and owned by Aolin Properties subject to

approval from Code Enforcement and the Fire Department. There was a second by Self. All were in favor. **Motion passed.**

OTHER APPLICATIONS

Notice of Voluntary Merger – Ralph Murray wishes to merge properties shown at Tax Map 61, Lots 3-3 and 3-4. The properties are located off Swanzey Lake Road and situated in the Rural/Agricultural Zoning District.

Carbonneau identified the property and said that Murray would like to build a house on the two properties with the new building straddling the line of the two properties. She said the request would simply remove the center line.

There was a **motion** by Self to authorize the Chair to sign the voluntary merger of properties shown at Tax Map 61, Lots 3-3 and 3-4 located off Swanzey Lake Road and situated in the Rural/Agricultural Zoning District. There was a second to the motion by Skiba and no further discussion. All were in favor. **Motion passed.**

DISCUSSIONS/OTHER BUSINESS

Accessory Dwelling Unit (ADU) Ordinance – Revision for 2017 zoning

Carbonneau said that the Town's Ordinance abides by the new ordinance from the State of New Hampshire except for the minimum requirement of square footage. Carbonneau pointed out that any changes will have to be approved by the public at Town Meeting in 2017.

Carbonneau asked if the Board wanted to consider a maximum square feet. 750 square feet would be 25% of a 3,000 square foot house. She noted that the Town can limit an ADU to two bedrooms. She noted that "accessory" means it is subordinate to the main use. Page noted one of the units must be occupied by the property owner. Skiba spoke about the possibility of a detached unit. Page said that the Town today does not allow multiple family homes on a single piece of property. Today, someone can convert a barn into a living unit only with a variance from the Zoning Board of Adjustment.

Discussion occurred regarding making attached ADUs as permitted use in residential zones and detached ADUs by Special Exception in an existing building. There was a discussion about using a maximum square feet of 750 square feet and limiting the ADU to two bedrooms. One parking space per bedroom in an ADU was suggested by Carbonneau. There was a distinction made between a detached dwelling unit and two individual dwelling units, which are prohibited, based on the definitions for each. Carbonneau said that she would work with Town Counsel to come up with appropriate language for consideration by the Board.

Sign Ordinance – Revision

Carbonneau noted that State law requires content neutral signs.

Adjournment

Motion to adjourn was made by Skiba. There was a second to the motion by Self, with all in favor. **Motion passed.** Adjournment occurred at 7:00 p.m.

Respectfully Submitted,



Beverly Bernard, Recording Secretary