

Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – August 11, 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 6:00 p.m. by Chair Glenn Page. Members present: Glenn Page, Scott Self, Don Skiba, Richard Sainsbury, Selectmen’s Representative Ken Colby, and Joe Smith. Liz Traynor arrived at 6:04 pm. The Chair took the roll and read aloud the agenda for the meeting.

Absent: Jane Johnson, Alternate Jim McConnell

Others Present:

Director of Planning and Community Development Sara Carbonneau and Dr. Judson and Pamela Dexter

Minutes:

- Minutes from July 14, 2016 were ***deferred to next meeting for lack of a quorum for that date.***
- Minutes from July 28, 2016 were considered. There was a ***motion*** by Skiba to approve the Minutes of July 28, 2016 and a second by Self. All were in favor except abstentions from Colby and Smith. ***Motion passed.***

Regional Impact: Board members considered whether any items on the agenda could be construed as having 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 Smith. All were in favor. ***Motion passed.***

OTHER APPLICATIONS

The following application was considered for completeness only.

Site Plan Review

Ash Hill Art Institute wishes to utilize the existing structures situated at 83 Ash Hill Road to operate an educational facility for the arts. The property is situated in the Rural/Agricultural District and is shown at Tax Map 51, Lot 8. The property is owned by the Judson K. Dexter Trust.

Pamela Dexter spoke about the plans for the building. She said she is an artist herself. She noted community art facilities are increasing in numbers. She explained about the educational classes planned for the building.

Carbonneau noted that educational uses are acceptable by special exception in the Rural/Agricultural district.

Smith asked about the plan for use of the second floor and Dexter said they hope to have a caretaker. Skiba

asked about landscaping for the property and Dexter said that they will be using landscapers and will be making handicapped parking available.

Carbonneau said that there is a septic design from 1981 and there will be a letter from Tom Forest attesting to the efficacy of the septic system for the planned use.

Page asked if the application were complete. And the Board agreed is that it is.

Motion was made by Smith that the application of the Ash Hill Art Institute to utilize the existing structures situated at 83 Ash Hill Road to operate an educational facility for the arts on property situated in the Rural/Agricultural District and shown at Tax Map 51, Lot 8 and owned by Judson K. Dexter Trust is complete and ready to go to Public Hearing.. There was a second by Skiba with no further discussion. All were in favor. **Motion passed.**

Attached Sign Applications

Chris Stone on behalf of Sears Hometown wishes to install two attached signs on the building situated at 11 West Swanzey Road, situated in the Commercial/Industrial District. The property is shown at Tax Map 38, Lot 1.

Carbonneau said that one sign is planned for the front of the business and the other for the side of the building. The Board reviewed some pictures depicting the signs.

Smith **moved** to approve the request of Chris Stone on behalf of Sears Hometown to install two attached signs on the building situated at 11 West Swanzey Road situated in the Commercial/Industrial District and shown at Tax Map 38, Lot 1. There was a second by Self with no further discussion. All were in favor. **Motion passed.**

DISCUSSIONS/OTHER BUSINESS

Date Reminders

Carbonneau reminded the members there will be no meeting on Sept. 8, 2016. She also reminded the members that the Whitcomb Hall Barbecue fund raiser will be held on September 3, 2016 this year and there will be an Art Exhibit at Whitcomb Hall on August 26, 2016. She also noted that on Saturday September 10, 2016 there will be a Board of Selectmen's Coffee and Conversation held immediately prior to a joint meeting of Selectmen, the Capital Improvements Program Committee (CIP) and the Municipal Facilities Review Committee (MFRC). Carbonneau also said that the first meeting of the re-engaged CIP will be held August 22, 2016 at 4 p.m. at Town Hall.

Main Street Project

Carbonneau noted that progress is being made on the Main Street project in West Swanzey. Self explained some of the jobs that have already been completed in the project. He explained how the water pipes are scheduled to be placed for Whitcomb Hall and that the rock wall is moving ahead in front of Whitcomb Hall.

Accessory Dwelling Units Update

Carbonneau said she is consulting with Town Counsel about some of the ideas regarding the Accessory Dwelling Units discussion that was held previously.

ADJOURNMENT

Motion to adjourn was made by Smith. There was a second to the motion by Skiba, with all in favor. **Motion passed.** Adjournment occurred at 6:20 p.m.

Respectfully Submitted,



Beverly Bernard, Recording Secretary