

Town of Swanzey, New Hampshire  
**Swanzey Planning Board**  
Meeting Minutes – August 13, 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, Jane Johnson, Jeff Goller, Selectmen’s Representative Kenneth P. Colby, Jr., Alternate Don Skiba and Alternate Jim McConnell.

**Absent:** Joe Smith

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

**Others Present:** Director of Planning and Community Development Sara Carbonneau, Laura Ross, and Heidi Hurt.

**Minutes:**

- Minutes from July 23, 2015 were considered. There was a **motion** by Fuerderer to approve the Minutes of July 23, 2015. There was a second by Goller and no further discussion. All were in favor except Colby 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 McConnell with no further discussion. All were in favor. **Motion passed.**

**A. PUBLIC HEARINGS -**

- 1. New-Tenant Application** - Bonnie’s Basement, Inc. requested to use a portion of the premises situated at 766 West Swanzey Road for a non-profit thrift store (retail sales). The property is shown at Tax Map 72, Lot 56-1 situated in the Business District. The property is owned by Theresa Hebert & Bruce Willard. The location of the store is where Cameron’s Winery was located in the past.

**Public Hearing opened at 6:01 p.m.**

Page reviewed the application with the members of the Board and asked Hurt about her application. Hurt said she is also requesting use of a temporary banner sign, which is 9’ X 3’ or 27 square feet. It was noted that a temporary sign is limited to two weeks use. Page said the Board would consider the 9 x 3 sign to be a permanent sign for the purposes of this hearing. Johnson said she hoped the banner sign would not be there for a long period of time, even though the Board was considering this to be a permanent sign. Hurt assured her that it would not. Carbonneau asked about the permanent sign out front of the location and whether there are street numbers on the sign. Hurt was unsure. Carbonneau

asked the Board that any approval of the store and sign be on condition that the number of the street be visibly displayed on the property.

Johnson also said that she hoped that the business would not be placing objects out on the margins of the road. Hurt said she had her word that she would not and she continued by saying she might speak to the neighbors about objects on the side of the road. Hurt noted that the name of the business honors her mother who was named Bonnie.

**Public Hearing Closed at 6:04 p.m.**

The Chair asked the Board to consider approving the store and signage in one motion. The Board agreed.

**Motion** was made by McConnell to approve the new-tenant application of Bonnie's Basement, Inc. for use of a portion of the premises situated at 766 West Swanzey Road for a non-profit thrift store (retail sales) on property shown at Tax Map 72, Lot 56-1 situated in the Business District and owned by Theresa Hebert & Bruce Willard and to approve the 27 square foot sign for the business subject to the condition that the street number be visibly displayed on the property. There was a second by Colby, and no further discussion. All were in favor. ***Motion passed.***

Hurt and Ross left the meeting at 6:05

**B. OTHER APPLICATIONS – the following application was included in consideration of the New Tenant Application (see above).**

1. **Attached Sign Permit Application** – Bonnie's Basement, Inc. wishes to install a **temporary** attached sign consisting of 48 square feet. The property is shown at Tax Map 72, Lot 56-1 situated in the Business District and is located at 766 West Swanzey Road. Heidi Hurt stated that the sign produced was 9 x 3 (27 s.f.), not 48 s.f. as originally proposed. Page noted that the Board would consider the 27 s.f. sign to be a permanent sign.

**C. DISCUSSIONS/OTHER BUSINESS –**

1. Carbonneau spoke about the Kinder Morgan Pipeline Proposal, which will have an impact on southwestern New Hampshire. She said a tentative public meeting is scheduled for September 3<sup>rd</sup> at the Cheshire Fair arena. She pointed out that local ordinances have no power to demand variances according to federal court in Rhode Island, which upheld the position that the Natural Gas Act preempts state and local regulation.

Carbonneau said that Kinder Morgan believes there is benefit to the region. Commercial and business services might benefit from a gas pipeline, which is anticipated to come along either State Route 10 or State Route 12. McConnell said that he sees no benefit for the State of New Hampshire. Carbonneau said she would encourage members of the Planning Board to attend the public hearing. The pipeline is proposed to be going west to east through Winchester, Fitzwilliam, and other neighboring communities.

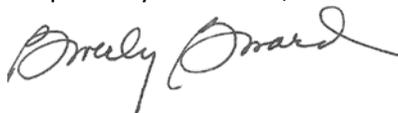
2. Carbonneau spoke briefly about the Northern Pass project and the interesting nature of the process.
3. Carbonneau informed the Board that on Tuesday night the Selectmen approved work to be done at Whitcomb Hall, including replacing old electrical service, which will make the building safer.
4. Carbonneau spoke about the Whitcomb Hall Barbecue occurring on August 29, 2015 and that with Olive Garden going out of business one source of donations for the barbecue will be lost. Johnson mentioned that Panera Bread might be willing to donate some bread. Carbonneau noted that a Complete Streets demonstration will also take place that day between Whitcomb Hall and the Library. She also noted that the Stratton Library is going to have a book sale the same day and George Stratton musical compositions will be presented as well.
5. Carbonneau informed the Board that on September 27, 2015, the Open Space Committee is sponsoring a presentation by Tom Wessels at the Swanze Lake Pavilion. Registrations will be requested for the hike that follows the presentation in order to limit it to 30 people.
6. There was a brief discussion about the West Swanze Park. Colby mentioned that work is to be done to remove brush from the riverside in order to place benches for viewing the river. Also a pavilion is being considered, and Director of Public Works Lee Dunham has squared off the grassy area. Colby also mentioned catch basins need to be completed. Goller said the Park is looking good. Colby noted that a small pump house is being considered. And he said the terracing blocks came out of the foundation of the former store that was once on the site.
7. Page noted that the Safford Drive pump station is not yet up and running. He said that the electrical system is being worked on. The driveway is paved, and the uprights to the fence are in place. Carbonneau noted that there are some "for sale" signs on Safford Drive. She mentioned the Collier piece which is 25 acres. She said she is hopeful that there will be businesses showing interest in the Safford Drive properties soon.
8. Carbonneau informed the Board of the Municipal Law series, which will be held at Antioch College this year. She said that if anyone wants to attend, she does have some funds in her budget and if interested to contact her.

### **Adjournment**

**Motion** to adjourn was made by Colby, seconded by Johnson, with all in favor. ***Motion passed.***

Adjournment occurred at 6:27 p.m.

Respectfully Submitted,



Beverly Bernard, Recording Secretary