

Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – August 14, 2014

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, Joe Smith, June Fuerderer, Jeff Goller, Board of Selectmen Representative Kenneth P. Colby, Jr., and Alternate Don Skiba. The roll call and agenda for the meeting was read by Chair Page. Page seated Skiba for Lerandeau.

Absent: Gus Lerandeau, Alternate Jim McConnell, and Alternate Jane Johnson.

Others Present: Director of Planning and Community Development Sara Carbonneau, Robert Secord, Pilgrim Pines Conference Center Executive Director David Cairns, Robert Furlone, Lou Berube, Bob Coluccio.

Minutes: Minutes from July 24, 2014 were not reviewed. Colby, Self, Goller, and Smith could not vote on the minutes as they had not been present at the July 24, 2014 meeting and therefore there was insufficient members for a quorum. Minutes were tabled until the next meeting.

Regional Impact: Board members considered whether any items on the agenda could be construed as having the potential for regional impact. **Motion** made by Fuerderer that no items on the agenda could be reasonably construed as having the potential for regional impact. Second by Smith, no further discussion, and all were in favor of the motion. **Motion passed.**

A. PUBLIC HEARINGS

1. Multi-Tenant Application

Swanzey Oil wishes to use a portion of the premises situated at 919-931 West Swanzey Road for an oil distribution business. The property is shown at Tax Map 71, Lot 11 situated in the Business District. The property is owned by Robert & Shelley Secord.

Public Hearing opened at 6:02 p.m.

Mr. Secord spoke on behalf of Swanzey Oil. He said that the company has outgrown the space at the north end of the building and wishes to move to the south where there is more space for an office. Secord said that they will be putting a front door on the building for access to the space. Page said the Fire Department will want to review the plans, a building permit will need to be acquired, and a final inspection will need to be completed. Secord said they will be moving the sign on the roof to be above the new space. The auction space will be divided up into rooms.

No abutters were present and no further questions from the Board.

Public hearing closed at 6:05 p.m.

Goller **moved** to approve the multi-tenant application of Swanzey Oil to use a portion of the premises situated at 919-931 West Swanzey Road for an oil distribution business on property shown at Tax Map 71, Lot 11 situated in the Business District and owned by Robert and Shelley Secord. There was a second by Self, no further discussion, and all were in favor. **Motion passed.**

B. OTHER APPLICATIONS - The following applications are being considered for completeness only. Comments will be limited to the issue of completeness only.

1. **Site Plan Review Application**

Furlone, LLC wishes to construct a ground mounted photo-voltaic solar array. The property is situated off Business Center Drive and shown at Tax Map 36, Lot 5 situated in the Business District.

Mr. Furlone described the array as having no poles and having a height of about 6 feet. He referred to letters from the Federal Aviation Administration (FAA) stating that the structure as planned does not exceed obstruction standards and would not be a hazard to air navigation. There were four letters, one for each corner of the array. Page noted that the proposal includes using part of the electricity created to run the pump station of the Town. There were no further questions or discussion.

Smith made a **motion** to accept the application for a ground mounted photo-voltaic solar array on property situated off Business Center Drive and situated in the Business District as complete and ready to go to public hearing. Colby seconded the motion, no further discussion, and all were in favor. **Motion passed.**

The public hearing will be held on August 28, 2014.

2. **Site Plan Review Application**

Pilgrim Pines Conference Center wishes to construct two additional bunkhouses, relocate an existing bunkhouse, and remove from use three existing full hook-up sites. The property is situated at 220 West Shore Road and shown at Tax Map 46, Lot 20 situated in the Rural/Agricultural District. The property is owned by the East Coast Conference of the Evangelical Church of America, Inc.

Mr. Cairns spoke for Pilgrim Pines Conference Center as to the proposal for two bunkhouses that sleeps six people each, accommodating 12 people. The bunk houses will be replacing trailer sites with water and sewer hook ups. One existing bunkhouse will be relocated. The bunk houses have no insulation and are just for summer use. Cairns pointed to the positioning of the bunkhouses on the camping area site map. The Board was satisfied as to the application and there were no further questions.

Smith made a **motion** to accept the application of Pilgrim Pines Conference Center to construct two additional bunkhouses, relocate an existing bunkhouse, and remove from use three existing full hook-up sites for property situated at 220 West Shore Road and shown at Tax Map 46, Lot 20 situated in the Rural/Agricultural District owned by the East Coast Conference of the Evangelical Church of America, Inc. as complete. Skiba seconded the motion and there was no further discussion. All were in favor. **Motion passed.**

Public hearing will be on August 28, 2014.

C. DISCUSSIONS/OTHER BUSINESS –

Mr. Lou Berube representing Discount Oil was present to discuss a modification to the existing approved site plan for property at 43 Forbush Lane, shown at Tax Map 3, Lot 3 situated in the Business District and owned by L&G Berube Trust. He noted that the Federal Environmental Protection Agency (EPA) is requiring a containment area for oil spills. Under Spill Prevention, Control and Countermeasure (SPCC) regulations, any oil spills must be retained within the loading pad. Bob Coluccio with Webb Engineering was present to discuss his design of the structure to meet the regulation. It was noted that the canopy is already in place and there is a pad there. Canopy has to be larger than the pad in order to keep water out of the pad. The pad is designed to hold 3,000 gallons within the pad. Berube said the design is typical SPCC design.

Self asked if the design increases the size of the pad and Berube said the pad is smaller, but the canopy is larger. Berube also noted that the structure will be in the same location as the present pad. The pad is shaped like a funnel. Goller asked about the grade around the pad and Berube said it is flat. The biggest compartment of a truck that is being loaded is covered in the worst-case scenario of a spill. Berube said that the canopy will look nicer than the current one. It was noted that fuel oil is not considered to be hazardous material.

Self said that given the footprint is the same size, he is okay with a site plan modification. Page and Smith agreed.

Self made a **motion** to accept the request for a modification to an existing site plan for Discount Oil for property situated at 43 Forbush Lane situated in the Business District. There was a second by Smith. No further discussion and all were in favor. **Motion passed.**

Self made a **motion** to approve the modification to an existing site plan of Discount Oil for a replacement pad and canopy to satisfy SPCC regulations in control of oil spills at a site situated at 43 Forbush Lane situated in the Business District. There was a second by Smith, no further discussion, and all were in favor. **Motion passed.**

OTHER BUSINESS

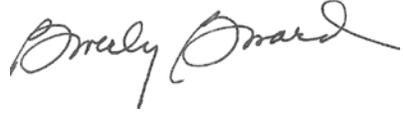
Carbonneau reminded the Board that on August 30, 2014 there will be a Whitcomb Hall Barbecue beginning at 5 p.m.

Law Lecture series is going to be held in Keene this year and Carbonneau asked if anyone was interested in attending to contact her.

Carbonneau also mentioned that the work on Forbush Lane is impressive.

Motion to adjourn was made by Skiba, seconded by Goller, with all in favor. **Motion passed.**
Adjournment occurred at 6:32 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Beverly Bernard". The signature is written in a cursive, flowing style.

Beverly Bernard, Recording Secretary