

**SWANZEY PLANNING BOARD MINUTES  
AUGUST 23, 2012**

[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. Members present: Glenn Page, Scott Self, June Fuerderer, Joe Smith (arriving at 7:06 p.m.) and Gus Lerandeaau. Town Planner Sara Carbonneau was also present. The agenda for the evening's meeting was read and the following matters were addressed:

**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 the potential for regional impact. Seconded by Self. Vote: All in favor.

**A. PUBLIC HEARINGS -**

**1. Home Occupation Application** - Brad Lane wishes to utilize the property situated at 47 Blake Road for a business consisting of seasonal holiday product sales (trees, food goods, etc.), outdoor seasonal holiday displays, and occasional workshops throughout the year. The property is situated in the Residence District, shown at Tax Map 25, Lot 30-2. Brad Lane appeared before the Board. No abutters were present. Public hearing opened.

Lane presented the Board with a revised list of activities that he would like to conduct on the premises. Lane stated that activities would include hay rides, carolers, ice skating, and the sale of Christmas trees and local foods. In addition, the property would be decorated with Christmas lights and other outdoor seasonal displays. Lane also sated that he has 11 parking spaces available on site.

Lane also stated that he would like to conduct an occasional workshop on the property, generally in April and May.

Fuerderer stated that she felt that this proposal exceeded the contemplated scope of a home occupation, and expressed concern about the potential impacts on the neighborhood. Lerandeaau stated that he

agreed with Fuerderer's concerns. Board members noted that no abutters were present. Self stated that he felt that the 300 s.f. limitation applied strictly to buildings. Public hearing closed.

Motion by Self to grant the home occupation. Seconded by Smith.  
Vote: All in favor.

## **B. DISCUSSIONS/OTHER BUSINESS -**

**1. Request for Modification to Previously Approved New Tenant Application** - Request from Gino Mola to modify a previously approved New Tenant Application - Board to determine if public hearing is required. Mola appeared before the Board with two requests. The first was to be able to delete the outside walk-in cooler/freezer from the side of the building and to be able to construct an 8' x 20' moveable office and to put an awning/roof over the rear stairs, both at the back of the structure. The second request was to be able to serve hard liquor/mixed drinks with the patrons' meals. Motion by Self to accept the modifications to the new tenant application without the need for public hearing. Seconded by Lerandeanu. Vote: All in favor.

**2. Correspondence** dated August 21, 2012 from Attorney Silas Little. Board members acknowledged receipt of Attorney Little's letter and enclosure thereto.

**3. Minutes** from August 9, 2012. Motion by Smith to approve the minutes as submitted. Seconded by Fuerderer. Vote: Page, Fuerderer, Self and Smith in favor. Lerandeanu abstained as he was not present at the meeting. Motion passes.

**4. Announcements** - Carbonneau informed the Board that the December meetings would take place on December 13th and December 20th. There would be no meeting on December 27th.

Motion by Fuerderer to adjourn. Seconded by Lerandeanu. Vote: All in favor. Meeting adjourned at 7:25 p.m.

Submitted by,

Sara H. Carbonneau  
Town Planner