

**SWANZEY PLANNING BOARD MINUTES  
AUGUST 25, 2011 MEETING**

**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. The meeting was held at the Swanzeay Police Department, 34 Eaton Rd. Members present: Glenn Page, Scott Self, June Fuerderer, Selectmen's Representative Bruce Tatro and alternate Paula Miller. Miller was seated for Goller. Director of Department of Public Works Lee Dunham and Town Planner Sara Carbonneau were also present. The agenda for the evening's meeting was read and the follow matters were discussed:

**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 there were no items on the agenda that could "reasonably be construed as having the potential for regional impact." Seconded by Tatro. Vote: All in favor.

**A. PUBLIC HEARINGS -**

**1. Driveway Regulations -** Public hearing on proposed amendments to the Swanzeay Driveway Regulations. The proposed changes create separate regulations and applications for commercial and non-commercial driveways. The proposed regulations standardize the requirements for the construction of driveways and specify what information must be submitted in order to obtain a driveway permit. Public hearing opened. The Board discussed changes to the regulations as submitted this evening. Board members considered the suggested changes to be minor and not requiring further public hearing. Public hearing closed. Motion by Tatro to approve the proposed driveway regulations together with the minor changes discussed this evening. Seconded by Self. Vote: All in favor.

**B. OTHER APPLICATIONS** (The following application is being reviewed for completeness only. Comments will be limited to the completeness of the application only.)

**1. Site Plan Review Application -** David Bergeron, agent on behalf of Thomas Swanzeay Real Estate, LLC wishes to construct 2 additional self-storage buildings (each building 2,000 s.f.). The property is situated at 439 West Swanzeay Road and shown at Tax Map 55, Lot 6 situated in the Commercial/Industrial District. David Bergeron was present and explained the

location of the two additional storage units and that everything will remain the same with regard to the drainage, the retention pond and the septic system. There will be new paving around the units, the adjacent area will be loamed and seeded and low level security lighting will be installed. The colors will be different from the original units as that color is no longer available. Motion by Self to accept the application as complete and go to Public Hearing on September 8, 2011. Seconded by Fuerderer. Vote: All in favor.

**2. Notice of Voluntary Merger** - Monro Muffler Brake, Inc. wishes to merge Tracts I, II and III as described in Vol. 2606, Page 926 of the Cheshire County Registry of Deeds; said lot to be shown as Tax Map 88, Lot 36. Tract IV as described in Vol. 2606, Page 926 will be a separate lot and will be shown as Tax Map 88, Lot 45. Carbonneau explained to the Board that currently the business is on 3 separate lots as described in the deed. The house lot is not included in the merger and will have a separate map and lot number assigned to it. Motion by Tatro to authorize Page to sign the application for voluntary merger. Seconded by Fuerderer. Vote: All in favor.

**3. Attached Sign Application** - Saxton Sign Corp. on behalf of Rountree Real Estate, LLC wishes to install attached signs (total of 149.9 s.f.) on property situated at 119 Monadnock Highway, shown at Tax Map 18, Lot 87-2 situated in the Business District. Motion by Self to approve the Attached Sign Application. Seconded by Miller. Vote: All in favor.

Page asked about the existing signage on the site and inquired if Rountree was going to move the Ford sign (approved in January 2011) to the location that was approved (main entrance). Carbonneau stated that she did not know what the plan was for signage. However, Carbonneau stated that she anticipated that Mr. Rountree would be coming before the Board soon for site plan review for the adjacent lot that he purchased and plans to utilize as part of the dealership.

Page stated that he had visited the site and because of the grading, the drainage is not working properly. Carbonneau informed the Board that Mr. Rountree has hired an engineering firm who has reviewed the files, so that both Mr. Rountree and the engineering firm are aware of this issue.

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

**1. Jeffrey Sevene - Request to return security for improvements.** Carbonneau shared emails between Attorney Kinyon and herself, specifically asking if the Planning Board could apply the security to the outstanding judgment. Attorney Kinyon had several suggestions, one being to retain the security and apply it to what is owed on the judgment. Self was opposed to this, stating that the Board had no authority to do so because the security was obtained for landscaping. After much discussion, the Board decided they did not have the authority to make the decision and felt that it was up to the Board of Selectmen. Motion by Tatro to refer this matter to the Board of Selectmen with the recommendation that a letter be sent Certified Mail - Return Receipt

Requested to Sevene asking permission to apply the security to the judgment and giving him 30 days to respond. Seconded by Self. Vote: All in favor.

**2.** Minutes of the August 11, 2011 meeting were reviewed. Motion by Fuerderer to approve the August 11, 2011 minutes as written. Seconded by Miller. Vote: All in favor, with Tatro abstaining.

**3.** Carbonneau informed the Board of an upcoming law lecture series to be held at Antioch and asked that if anyone was interested to let her know by tomorrow.

**4.** Carbonneau informed the Board of the items currently scheduled for the Agenda for the September 8, 2011 meeting.

**a.** Sign Applications from Cheshire Oil.

**b.** Public hearing for Thomas Swanzey Real Estate, LLC on the addition of two more storage units.

Motion by Tatro to adjourn. Seconded by Fuerderer. Vote: All in favor.

Meeting adjourned at 8:10 p.m.

Submitted by,

Donna Munson  
Recording Secretary