

Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – August 25, 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, Joe Smith, Jane Johnson, Alternate Liz Traynor, Alternate Jim McConnell, and Selectmen's Representative Ken Colby. The Chair took the roll and read aloud the agenda for the meeting.

Absent: None

Others Present:

Director of Planning and Community Development Sara Carbonneau, Dr. Judson and Pamela Dexter, Residents John and Tina LaBarre, Patrick Dombroski surveyor for Lane Construction Corporation, and Gary Patch, Plant Manager for Cold River.

Minutes:

- Minutes from July 14, 2016 were considered. There was a **motion** by Skiba to approve the Minutes of July 28, 2016 and a second by Johnson. All were in favor except Smith who abstained. **Motion passed.**
- Minutes from August 11, 2016 were considered. There was a **motion** by Smith to approve the Minutes of August 11, 2016 and a second by Colby. All were in favor except Johnson 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** was made by Smith that there is no item on the agenda which can be construed to have potential for regional impact. There was a second by Colby with no further discussion. All were in favor. **Motion passed.**

PUBLIC HEARINGS

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. Public hearing opened. It was noted a letter from Fire Department was submitted indicating changes needed. No abutters were present. Carbonneau noted the applicant received a special exception from the Zoning Board of Adjustment (ZBA) who was concerned about the placement of the dumpster. She said that given that concern, the applicant has added to the plan placement of the dumpster as requested by the ZBA. She also noted that adequate and appropriate and accessible handicap parking also will be added to the plan. Dr. Dexter said there were two spots suggested, but he hasn't heard back whether those are acceptable. Dexter also noted there are sprinklers in the building. Public hearing closed.

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

Boundary Line Adjustment

Boundary Line Adjustment was requested between Tax Map 34, Lots 34, 35 & 36. All lots are owned by Lane Construction Corp. The properties are situated off Whitcomb Road and situated in the Business and Rural/Agricultural Districts. Patrick Dombroski surveyor for Lane Construction Corporation was present to show the Board the adjustment requested. Public hearing opened. Gary Patch, Plant Manager for Cold River, said there are no viable aggregates on these properties and therefore there is no mining capability for the lots. He said the idea is to his create large quality building lots which will lower taxes a bit. Carbonneau said there are no external boundary line changes. No abutters were present. Public hearing closed.

Motion was made by Self to approve the boundary line adjustment between Tax Map 34, Lots 34, 35, and 36 owned by Lane Construction Corp and situated off Whitcomb Road in the Business and Rural/Agricultural Districts and authorize the Chair to sign the appropriate documentation. There was second to the motion by Smith and no further discussion. All were in favor. **Motion passed.**

OTHER APPLICATIONS

The following application was considered for completeness only. Comments were limited to the completeness of the application.

Subdivision Application

John & Tina LaBarre wish to subdivide Tax Map 32, Lot 15 into 2 lots. The subject premises are located at 945 Old Homestead Highway and situated in the Residence District. The proposed lots will be 2.54 acres and 7.52 acres as shown on a revised plan. Mr. LaBarre spoke about the plan. Carbonneau said there is communication from Tom Forest about the ability of the property to sustain a septic system, and there was a curb cut permit issued in May. Self asked for frontage of the new lot, LaBarre said approximately 152 feet.

Motion was made by Smith that the application of John & Tina LaBarre to subdivide Tax Map 32, Lot 15 into 2 lots at 945 Old Homestead Highway and situated in the Residence District such that the proposed lots will be 2.54 acres and 7.52 acres is complete and can go to Public Hearing on September 22, 2016. There was a second to the motion by Johnson and no further discussion. All were in favor. **Motion passed.**

DISCUSSIONS/OTHER BUSINESS

911 Changes

Carbonneau reminded the Board about the Art Show at Whitcomb Hall scheduled for Friday evening. Colby also mentioned 911 changes that will impact on street addresses. It was also noted that there was a death in the past because of a similar address. This is why some addresses need to be changed. There will be meetings and those impacted by address change will get notification for public input. Traynor expressed distress over the idea of having to change her address at Railroad Street. She said the town is a small community and the emergency personnel should know where she lives.

Upcoming Meetings

Johnson reminded the Board that the Aquifer Protection Committee meeting will be August 30, 2016 at 4 pm. Barbecue is scheduled for September 3, 2016. Carbonneau also noted next Wednesday the Selectmen will be meeting at Richardson Park and discussing the draw-down of the lake and the repairs on the dam. On September 10, 2016 Town Hall Coffee and Conversation meeting with the Board will be followed with a CIP and MFRC combined meeting.

ADJOURNMENT

Motion to adjourn was made by Skiba. There was a second to the motion by Smith with all in favor. **Motion passed.** Adjournment occurred at 6:33 p.m.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Beverly Bernard".

Beverly Bernard, Recording Secretary