

Town of Swanzey, New Hampshire  
**Swanzey Planning Board**  
Meeting Minutes – August 28, 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, June Fuerderer, Jeff Goller, Board of Selectmen Representative Kenneth P. Colby, Jr., Alternate Don Skiba, and Alternate Jim McConnell. The roll call and agenda for the meeting was read by Chair Page. Page seated Skiba for Smith and McConnell for Lerandeau. Alternate Jane Johnson joined the meeting at 6:10 p.m.

**Absent:** Joe Smith and Gus Lerandeau

**Others Present:** Director of Planning and Community Development Sara Carbonneau, Pilgrim Pines Conference Center Executive Director David Cairns, and Robert Furlone. Megan Foley, reporter for the Keene Sentinel joined the meeting at 6:14 p.m.

**Minutes:**

- Minutes from July 24, 2014 were reviewed. There was a **motion** by Skiba to accept the Minutes of July 24, 2014. The motion was seconded by McConnell. All were in favor except Self, Goller, and Colby who abstained. The **motion passed.**
- Minutes from August 14, 2014 were reviewed. There was a **motion** by Goller to accept the Minutes of August 14, 2014. The motion was seconded by Colby. All were in favor except McConnell who abstained. The **motion passed.**

**Regional Impact:** There was no consideration of items of regional impact since there was nothing new on the agenda that had not been considered previously.

**A. PUBLIC HEARINGS**

1. **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.

Public Hearing opened at 6:02 p.m.

Mr. Furlone described the whole array to be installed in phases. 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. He noted that the proposal includes using part of the electricity created to run the pump station of the Town. He

added that he would like to add another phase next year. The approval requested at this time is for both phases.

Carbonneau noted that there was a request for project review by the New Hampshire Division of Historical Resources (DHR). Furlone said that he will be providing a report and looking to receive final approval from the DHR.

Public Hearing closed at 6:05 p.m.

There were no further questions or discussion.

**Motion** by Skiba to approve Furlone, LLC to construct a ground mounted photo-voltaic solar array on property situated off Business Center Drive and shown at Tax Map 36, Lot 5 situated in the Business District contingent on approval from the DHR, second by McConnell, and all were in favor. **Motion passed.**

2. **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.

Public Hearing opened at 6:06 p.m.

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 three trailer sites with water and sewer hook ups. One existing bunkhouse will be relocated. The bunk houses have no insulation and are only for summer use. The work includes relocating one bunkhouse. Their architect has made some modifications to the plan based on input from Code Enforcement. Cairns noted that each existing bunkhouse is unique. There are only two for six people. Most are four person bunkhouses.

Public Hearing closed at 6:10 p.m.

Self made a **motion** to approve the site plan of Pilgrim Pines Conference Center to construct two additional bunkhouses, relocate an existing bunkhouse, and remove from use three existing full hook-up sites on 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. There was a second by Fuerderer, and there were no further questions. All were in favor. **Motion passed.**

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

1. **OTHER BUSINESS** – Carbonneau noted that there will be a meeting on September 25, 2014 on the economic impact of the closure of Vermont Yankee on neighboring towns. Carbonneau asked that the Planning Board attend this meeting to be sure that the Town

of Swanzey's interests will be represented. Meeting will be at Hinsdale and anticipated to be at a school. Estimated start time is 6:30 p.m. The regular meeting of the Board scheduled for September 25<sup>th</sup> will not be held.

2. Carbonneau informed the Board that at the Board of Selectmen's meeting on September 16, 2014 at 6:15 p.m. Rob Hitchcock will be present to talk about the Main Street project.
3. Carbonneau also reminded the Board of the chicken barbecue being held at Whitcomb Hall this coming Saturday to the benefit of Whitcomb Hall renovation.

**Motion** to adjourn was made by Skiba, seconded by McConnell, with all in favor. **Motion passed.**  
Adjournment occurred at 6:18 p.m.

Respectfully Submitted,

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

Beverly Bernard, Recording Secretary