

**SWANZEY PLANNING BOARD MINUTES  
SEPTEMBER 3, 2009**

The regular meeting of the Swanzeay Planning Board was called to order by Chairman Glenn Page at 7:00 p.m. The following members were present: Glenn Page, Scott Self, June Fuerderer, Steve Russell and Jeff Goller. Selectmen's representative Bruce Tatro was present. Alternates Jeanne Thieme and Jerry Mazza were also present. No alternates were seated for the vacant regular member's seat. Town Administrator Beth Fox was also present. The agenda for the evening was read by the Chair and the following matters were addressed:

Regional Impact: Board members considered whether any new items on the agenda could "reasonably be construed as having the potential for regional impact". Motion by Fuerderer that no new items on the agenda could reasonably be construed as having the potential for regional impact. Second by Steve Russell. Vote: All in favor.

**A. PUBLIC HEARINGS -**

**1. Home Occupation Application** - Submitted by Sara Fritz. The property is situated at 54 Partridgeberry Lane, situated in the Residence District, shown at Tax Map 41, Lot 62. The Applicant wishes to utilize the property for a custom order bakery. The public hearing was opened.

Ms. Fritz was in attendance as well as abutters Ron and Helen Dusavitch. Board members reviewed the application. Mr. Dusavitch queried about signage and traffic. No sign is proposed and since customers will not be coming to the home, traffic does not require consideration. The public hearing was closed.

Motion by Self to approve the home occupation application, subject to final inspection by Code Enforcement and Fire Prevention. Seconded by Tatro. All in favor.

**2. Proposed Amendment to Open Space/Master Plan.** Chairman Page opened the public hearing to accept testimony on a proposed amendment to the Swanzeay Open Space Plan, adopted as part of the Master Plan on August 19, 2004, to read as follows:

Amend recommendation number 5 to read as follows:  
“The Selectmen should establish a standing Open Space Committee. Voting members of this Committee should include one designee each from the Planning Board, the Conservation Commission, and the Selectboard and six ‘at-large’ members. Additional non-voting members should be appointed to assist with the work. This committee should work closely with all town boards, especially the Conservation Commission, but should report directly to the Selectboard.”

Fox advised that Selectmen had not adopted the statutory provisions providing for use of “Selectboard” and remained a “Board of Selectmen”. The public hearing was closed.

Planning Board members voted to approve the proposed amendment with adjustment to the term “Selectboard” if required.

**B. OTHER APPLICATIONS** (The following applications were reviewed for completeness only.)

**1. Subdivision Application** - Richard P. Drew, agent on behalf of Johnson Family Trust, wishes to subdivide Tax Map 12, Lot 5 into 3 lots. The subject premises are located on Old Richmond Road and Cory Pond Road and situated in the Residence and Rural/Agricultural Districts. Tax Map 12, Lot 5 currently consists of 120 acres +/- . The proposed lots will be 1.05 acres, 1.12 acres and 118 acres +/- . The property is owned by Johnson Family Trust.

Surveyor Richard Drew presented the plan to board members reviewing the lot configuration proposed. Dunham’s comments regarding drainage were relayed to the Board. The chair advised that elaboration regarding the concern would be required if Dunham feels action is required.

Motion by Self to deem the application complete enough to move forward for public hearing. Seconded by June Fuerderer. Vote: All in favor.

**2. Site Plan Review Application** - David Bergeron, agent on behalf of William Fenton, wishes to construct 3 additions to the existing building situated at 591 Monadnock Highway, expanding the existing building by 5,300 s.f. The property is shown at Tax Map 3, Lot 44 situated in the Business Zoning District.

David Bergeron reviewed the plans providing the board with an overview of the project’s intent to add bay area while converting a portion of the existing bays to office and customer areas. The building’s façade will also be adjusted. No lighting or landscaping changes are planned.

Impervious surfaces will not be increasing but some existing paved areas will be converted to building space.

Motion by Self to deem the application complete enough to move forward for public hearing. Seconded by Steve Russell. Vote: All in favor.

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

**1. Sevene** - At the July 2, 2009 meeting of the Swanzey Planning Board, the Site Plan Review application submitted by Jeff Sevene for property shown at Tax Map 57, Lot 118 was approved subject to conditions. These conditions included updates to the site plan, as well as establishing bonding amounts for the fence and landscaping.

Mr. Sevene advised the board that his attorney was not available for this evening's meeting and that updates required to site plan; establish bonding amount for fence and landscaping were not ready for the board's consideration. He requested continuance of this matter to the board's next meeting. Abutter Annette Studebaker advised she was recording the meeting and objected to the granting on an extension. She also advised that they had not agreed to an extension at the previous meeting as reflected in the minutes and it was not fair to continue the matter. The chair advised that without the drawings and information needed the board had few options.

Motion by Self to continue the compliance items until 9/17 without further notice. Seconded by Goller. All in Favor 5 - opposed 1 (*Russell voted against the motion*).

### **2. Market Basket –**

Alternate member Jerry Mazza advised the board that City Attorney Mullen's daughter was a student in one of his classes and queried if it raised any concerns about his participating in consideration of this application. Members did not think it would. The landscaping estimate provided by Market Basket was reviewed by the board with members voting on motion of Goller, seconded by Steve Russell, that the estimate amount was adequate for the landscaping bond and that security's term should run for 1 year from the day of the last required planting. Vote: All in favor.

### **3. Vote on Regular Member Appointment**

Regular members voted on nominees Jerry Mazza and Jeanne Thieme with Jeanne Thieme being elected to fill the regular member term to expire at Town Meeting 2010.

**4.** Request by Glenn Page regarding modification to Rules of Procedure. Chairman Page queried whether the board would consider amending its rules of procedure to allow for meetings on the 2<sup>nd</sup> & 4<sup>th</sup> Thursdays versus the 1<sup>st</sup> and 3<sup>rd</sup>. After discussion the board voted, on motion of Tatro seconded by Russell, to schedule a public hearing to accept testimony regarding changing the regular meeting night of the board. Vote: All in favor. After the vote, Mazza advised he doubted he would be able to attend meetings on the 2<sup>nd</sup> & 4<sup>th</sup> Thursdays.

**5.** Minutes of Meeting of 8/6/2009 were approved as written on motion of Mazza, seconded by Russell. Vote: All in favor (with Self & Tatro abstaining).

**6.** Minutes of Meeting of 8/17/2009 were approved as written on motion of Self seconded by Mazza. Vote: All in favor (with Fuerderer & Thieme abstaining).

Meeting adjourned at 8 p.m. on motion of Fuerderer seconded by Russell. Vote: All in favor (no one abstained).

Submitted by,

Elizabeth A. Fox  
Town Administrator