

**SWANZEY PLANNING BOARD MINUTES
SEPTEMBER 8, 2011**

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, Jeff Goller, Jeanne Thieme, Alternate Bob Audette, Alternate Paula Miller and Selectmen's Representative Bruce Tatro. Town Planner Sara Carbonneau was also present. The agenda for the meeting was read and the following 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." It was the Board's determination that there is no need to vote on this regarding the evening's agenda.

A. PUBLIC HEARINGS -

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. Public hearing opened. Dave Bergeron was present and explained to the Board that the two 2,000 s.f. buildings would not be creating any drainage issues and will be adequately handled by the original drainage plan. The four retention basins will remain the same. The increase in traffic would be approximately 37 vehicles per day. Board members received a copy of email correspondence from Kevin Belanger at NH-DOT, wherein Belanger stated that he felt there was no need to modify the existing driveway permit as the increase in vehicle trips per day is minimal. The lighting on the buildings is primarily for security purposes, as the site sees minimal activity during the evening hours. There would be no need for additional water, sewer or electrical. Self asked if there would be any lighting on the ends of the buildings. Bergeron informed the Board that there would not. Public hearing closed. Motion by Self to approve the Site Plan Review Application. Seconded by Fuerderer. Vote: All in favor.

B. OTHER APPLICATIONS -

1. Sign Application - Cheshire Oil Co. wishes to modify the signage on the existing canopy to reflect current corporate branding. The property is located at 37 Monadnock Highway, shown at Tax Map 18, Lot 247 situated in the Business District.

2. Sign Application - Cheshire Oil Co. wishes to modify the signage on the existing canopy to reflect current corporate branding. The property is located at 189 West Swanzey Road, shown at Tax Map 52, Lot 1 situated in the Commercial/Industrial District.

The Board considered both applications at the same time. Jay Frazier agent for Cheshire Oil and owner Jim Robinson were present. Frazier showed the Board the design of the canopies. Carbonneau informed the Board that there are no major changes. However, she noted that permits for the original signage on both canopies was never applied for by Cheshire Oil. Motion by Tatro to approve the Sign Application for 37 Monadnock Highway and 189 West Swanzey Road. Seconded by Joe Smith. Vote: All in favor.

C. DISCUSSIONS/OTHER BUSINESS -

1. Carbonneau stated that she had not heard back from any of the Board members regarding the driveway regulation drafts and asked if anyone had any concerns. There were no concerns from the Board members.
2. Carbonneau informed the Board that the August 25th minutes were only sent out to Board members earlier in the day and suggested the review and approval of them be deferred to the September 22nd meeting.

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

Meeting adjourned at 7:15 p.m.

Submitted by,

Donna Munson
Recording Secretary