

Town of Swanzey, New Hampshire  
**Swanzey Planning Board**  
Meeting Minutes – September 11, 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, Joe Smith, Gus Lerandeanu, Board of Selectmen Representative Kenneth P. Colby, Jr., Alternate Jane Johnson, Alternate Don Skiba, and Alternate Jim McConnell. The roll call and agenda for the meeting was read by Chair Page.

**Absent:** None

**Others Present:** Director of Planning and Community Development Sara Carbonneau, Wally Smith from the Conservation Commission, Dave Bergeron from Brickstone Land Use Consultants, LLC, Chuck and Laura Mills and Bob and Lorraine Goodell.

**Minutes:**

- Minutes from August 28, 2014 were reviewed. There was a **motion** by Fuerderer to accept the Minutes of August 28, 2014. The motion was seconded by Self. All were in favor except Smith and Lerandeanu who abstained. The **motion passed**.

**Regional Impact:** Board members considered whether any items on the agenda could be construed as having the potential for regional impact. **Motion** made by Fuerderer that no items on the agenda could be reasonably construed as having the potential for regional impact. Second by Lerandeanu, no further discussion, and all were in favor of the motion. **Motion passed**.

**A. PUBLIC HEARINGS**

- a. **Site Plan Review Application** - Brickstone Land Use Consultants, LLC on behalf of Dopeslap, LLC wishes to reconfigure the location of the previously approved sites and to add full services (water, sewer, electric) to 30 camp sites. The property is situated 152 Pine Street and is shown at Tax Map 57, Lots 65-1 and 123 situated in the Business District. Public hearing opened.

Dave Bergeron of Brickstone Land Use Consultants, LLC displayed the plans for the proposed changes to the campground. He indicated wooded area and open land along the Ashuelot River. He said the applicants would be maintaining seventy (70) previously approved campsites but making them more accessible and useable. The applicants wish to increase the number of sites with water and sewer. Currently only six sites have these utilities. There would be a new pump station to provide new water and sewer service and some of the sites will also get electric service according to Bergeron. The

sites along the river will remain as is, basically tent sites. The applicants are proposing 36 campsites with services and 34 without services for a total of 70 sites. Bergeron noted there is an onsite well that is tested regularly and registered with the New Hampshire Department of Environmental Services (NH DES). There is a central electric panel on the site. Applicant Mills has spoken to Public Service of New Hampshire (PSNH) and they have agreed to expand electric service. There are campsites that are within the Shoreline Protection Zone and the applicant will apply for permit from NH DES for the road and excavation work. The sites will remain grass, not gravel.

A brief discussion occurred regarding the number of total sites. Bergeron said that 70 sites were approved in the past and that is what will be maintained. There was also a brief discussion regarding the private water system, with single well and access to the sewer system which is private with an easement to the Town's manhole on Spring Street. There is no on-site disposal. Page said the sewer service has two pumps and meters for billing by the Town.

Neighbors of the campsite, Bob & Lorraine Goodell, said that they have no qualms as to expanding the site. Mr. Goodell said the camp area is a nice neighbor.

Self asked about electrical underground. Bergeron said that the service would be underground and there would be a pedestal at each site. Bergeron confirmed that no ground water would be able to get into the sewer drainage pipe. Public hearing closed.

- b. **Motion** by Lerandeau to approve the reconfiguration of the previously approved campsites and to add full services (water, sewer, electric) to 30 camp sites, for a total of 36 campsites with services, on property situated at 152 Pine Street and shown at Tax Map 57, Lots 65-1 and 123 situated in the Business District subject to State of New Hampshire Shoreland Protection permit being issued. There was a second by Smith and no further discussion. All were in favor. **Motion passed.**

Mr. Goodell stated that he appreciates the Town efforts to improve the neighborhood. The Mills and Goodells left at 6:16 p.m.

- B. **OTHER APPLICATIONS** – The application of Marcia Winters was withdrawn at the request of the applicant.

**C. DISCUSSIONS/OTHER BUSINESS –**

- a. Request for Minor Amendment to Site Plan submitted by Brickstone Land Use Consultants on behalf of Fast Friends. Fast Friends seeks to construct a 10 x 10 detached storage shed and to extend the existing concrete pad at the rear of the building. Bergeron addressed the changes desired by Fast Friends. He said the building will be for storage of equipment and it will be on piers. It will be a pre-fab shed. He said that the applicants wish to extend a concrete pad to one side of the main building to keep the area a little cleaner. Page asked for questions or concerns. There were none.

**Motion** was made by Fuerderer to approve the Minor Amendment to Site Plan submitted by Brickstone Land Use Consultants on behalf of Fast Friends to construct a 10 x 10 detached storage shed and to extend the existing concrete pad at the rear of the building. There was a second by Goller, no further discussion, all were in favor. ***Motion passed.***

- b. Public Information Meeting regarding Vermont Yankee Closure – scheduled for Thursday, September 25<sup>th</sup> at 6:30 pm at Hinsdale Middle/High School, 49 School Street, Hinsdale. The regularly scheduled meeting of the Planning Board will not be held, so as to allow Planning Board members the opportunity to attend this meeting. Carbonneau said that representatives of various towns have been meeting to discuss the economic impact of the closure on local towns. There will be representatives from the State of NH to discuss how the closure will take place and some discussion on repurposing the property. Carbonneau said there are about 28 Entergy employees who are homeowners in Swanzey.
- c. Tuesday, September 16<sup>th</sup> at 6:15 pm. Rob Hitchcock will speak at the Selectmen’s Meeting about the Main Street project. Carbonneau said there are some preliminary plans that he will be showing the group.
- d. Capital Improvements Program (CIP) Update – J. Goller updated the Board on the activities of the Capital Improvements Program Committee. Goller said the Committee’s recommendations to the Board of Selectmen will be: 1. to utilize the Homestead Woolen Mill for Town Hall and the Police Department; 2. develop a piece of property on Safford Drive for a fire station; and 3. changes to the Department of Public works (DPW) and Recycling Center facilities, in a phased approach. The Committee will also recommend the order at which the projects take place. They are scheduled for 7:00 p.m. at the Board of Selectmen’s meeting.

Carbonneau noted that the minutes from the CIP meeting are posted on the Town’s website. Goller mentioned that the Committee also resolved to secure an interest in the properties being considered. Page noted that using the mill involves restoring Winchester Street.

Page asked about the current Town Hall and whether there was any discussion on what would be done with the building. Colby said that the Town Hall building needs at least \$500,000 to bring up to life safety codes. Colby noted that the Fire Department has to move as well, but there is nothing cast in stone. Colby left at 6:30 p.m.

Carbonneau mentioned that the members of the Board could look at the Plan NH Charrette report because it has some relevance to what the CIP Committee is working on. She has copies at Town Hall and she can email copies to folks who want them.

- e. Water Study Committee – D. Skiba updated the Board on Water Study Committee work. Skiba said that the reason for the Committee is to better understand what the financial

aspects are of the water system and what the infrastructure consists of so that if something happens to the system, the Town will better understand its options. He noted the Committee has done a lot of talking with NH DES and the NH DES engineers will be visiting with the group next Thursday. The Committee hopes to have a report ready eventually. There was a brief discussion about the wells in the system. Self said that the third well was put in at the same as the other two in the 1960's and was taken off line some 15 years ago. That is a large capacity well. Self spoke about a bit of the history of the wells.

Next meeting is cancelled so that the Board members can attend the Vermont Yankee meeting at Hinsdale.

**Motion** to adjourn was made by Lerandeau, seconded by Smith, with all in favor. ***Motion passed.***  
Adjournment occurred at 6:37 p.m.

Respectfully Submitted,

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

Beverly Bernard, Recording Secretary