

Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – September 22, 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 and Selectmen's Representative Ken Colby. The Chair took the roll and read aloud the agenda for the meeting.

Absent: Jane Johnson, Alternate Liz Traynor, Alternate Jim McConnell

Others Present:

Director of Planning and Community Development Sara Carbonneau, Residents John and Tina LaBarre, Matt Robinson and his wife and Rob Hitchcock from SVE Associates.

Minutes:

- Minutes from August 25, 2016 were considered. There was a **motion** by Colby to approve the Minutes of August 25, 2016 and a second by Smith. All were in favor. **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 Skiba with no further discussion. All were in favor. **Motion passed.**

PUBLIC HEARINGS

A. Subdivision Application – Public hearing opened at 6:02 pm

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 the revised plan.

Discussion: John LaBarre provided a plot plan of the request. Neighbor Judy Gallauresi said she was told no horses or motorized vehicles were allowed on Honey Hill. Page said limitations to access of the land are the responsibility of the land owner, Victoria Reck Ames. He suggested Gallauresi speak to Ames. Gallauresi repeated that she was told that she could not ride horses on the land. LaBarre said she owns the land where the trail head is and thought it was okay to ride horses on the trail. Page again reiterated that any questions regarding the use of Honey Hill should be referred to Ames and that Gallauresi should contact her.

Carbonneau informed the Board that any approval should be subject to State approval for State subdivision.

Public Hearing closed at 6:07 pm

Motion was made by Self to grant 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, subject to State subdivision approval. There was a second to the motion by Smith and no further discussion. All were in favor. **Motion passed.**

B. Modification to Previous Site Plan Approval – Public hearing opened at 6:07 pm

SVE Associates, agent on behalf of Arlington Paving/BDM, wishes to expand the operating yard for the existing business. The property is situated at 113 West Swanzey Road and is shown at Tax Map 52, Lot 26 situated in the Commercial/Industrial District. The property is owned by RobJohn LLC.

Discussion: Matt Robinson and his wife were present also.

Rob Hitchcock from SVE Associates explained the plan to the Board. He explained that there is between 30-60 acres of wetland to the east of the property. He noted that the delineation for the wetlands has changed over time. Hitchcock said he called New Hampshire Department of Environmental Services (NH DES) to get their response but he hasn't gotten a response as yet. Hitchcock noted that there will be an expansion of the existing business. Robinson said he does have enough room to expand to the west and south and wants to stay away from the wetlands. Page said any approval by the Swanzey Planning Board could be subject to getting approval from the State of New Hampshire, should the Planning Board so desire. Hitchcock noted the new wetland delineation is further out from the property. Hitchcock said it is also apparent there has been some fill near and into to the wetland that has been done in the past. He said he doesn't know how the State will respond because he hasn't run into this kind of thing in the past. Page noted that since there hasn't been enough rain and the southern part of the State is experiencing drought conditions, the wetlands might be different today than in the past.

Carbonneau asked about property on Base Hill Road and how that property fits into the proposed expansion. Robinson spoke about transferring materials used for operations being done by his trucks occurring on the subject premises (Map 52, Lot 26). Maintenance of trucks will be done on Base Hill Road. Robinson said some crushing of gravel and other handling of materials will be done at the West Swanzey Road site (Map 52, Lot 26).

Smith, Self, and Colby and Page agreed that the request for expansion has nothing to do with the NH DES response regarding wetlands.

Public Hearing closed at 6:18 pm

Motion was made by Self to grant the request of SVE Associates on behalf of Arlington Paving/BDM for the modification to previous approved site plan to expand the operating yard for the existing business on property situated at 113 West Swanzey Road, shown at Tax Map 52, Lot 26 situated in the Commercial/Industrial District and owned by RobJohn LLC, considering that the infringement on the wetlands is a separate issue. There was a second to the motion by Skiba and all were in favor. **Motion passed.**

OTHER APPLICATIONS

Free-standing Sign Application – Ash Hill Art Institute

Ash Hill Art Institute wishes to install a 3.82 square foot free-standing sign on property situated at 83 Ash Hill Road. The property is shown at Tax Map 51, Lot 8 and is situated in the Residence District.

Discussion: It was noted that street number needs to be on the sign. Carbonneau said the sign will be 20 feet from the front property line and signs in the residence district are permitted to a maximum of 4 square feet.

Motion was made by Skiba to approve the request of Ash Hill Art Institute to install a 3.82 square foot free-standing sign on property situated at 83 Ash Hill Road, shown at Tax Map 51, Lot 8 and situated in the Residence District. There was a second to the motion by Sainsbury and all were in favor. ***Motion passed.***

DISCUSSIONS/OTHER BUSINESS

Southwest Region Planning Commission (SWRPC) Presentation

Carbonneau said that on Wednesday, October 5, 2016, Mari Brunner will be present to talk about the work of the Commission and how they can be of assistance to area towns. Carbonneau said she would like to see members of the Economic Development Advisory Committee, Planning Board, and Conservation Commission attend the presentation. She also noted that the meeting is open to anyone interested. Carbonneau said they do master planning assistance and provide numerous other services, including transportation planning and analysis. She said the time has not been made available as yet and she thought the presentation would last about a half hour.

NH Route 10 South Corridor Presentation

Carbonneau reported that the NH Route 10 south corridor presentation is available for viewing on line. She said it reports on analyzing the economic conditions along the corridor, and transportation and housing costs. She said she has forwarded a link to Board members. She also noted that one section of Route 10 in Swanzey may qualify for highway improvement funds.

Whitcomb Hall Update

Carbonneau said that Whitcomb Hall will soon be ready for events and asked if the Board would be open to having some meetings there. The Board said they would consider doing so. Bernard mentioned that the Whitcomb Hall Committee is planning to invite vendors to visit the Hall to build awareness of its availability for social events. Colby said to consider meeting there in the spring after Main Street is completed, the invitation to vendors will have taken place, and everything is hashed out and finished and there is a better sense of planning around events. The Board agreed.

Court Decisions and New State Laws Impact on Local Laws

Carbonneau spoke about the new Accessory Dwelling Unit (ADU) ordinance which still needs to be addressed at the local level. She noted that the Town's existing ordinance does not mesh with the State law that goes into effect in 2017. Carbonneau opined the State should not be involved with local zoning issues. One size does not fit all. She noted some litigation with the Zoning Board is coming up on October 7th. The other issue is a revision to the sign ordinance – asking Counsel for recommendations.

Private Roads

There was a brief discussion about private roads.

Main Street Project Update

Colby noted that the Main Street project is coming along well with an update provided last night to the Board of Selectmen by Rob Hitchcock.

Rail Trail Grant

Carbonneau said the Town did not receive the Rail Trail grant that was applied for, which was disappointing.

ADJOURNMENT

Motion to adjourn was made by Smith. There was a second to the motion by Skiba with all in favor. **Motion passed.** Adjournment occurred at 6:45 p.m.

Respectfully Submitted,

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

Beverly Bernard, Recording Secretary