

**SWANZEY PLANNING BOARD MINUTES  
SEPTEMBER 27, 2012**

[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, Jeff Goller, Gus Lerandeanu, Selectmen's Representative Ken Colby and alternates Paula Miller and Jane Johnson. Miller was seated for Smith. Town Planner Sara Carbonneau was also present. The agenda for the evening's meeting was read and the following matters were addressed:

**Regional Impact:** Board members considered whether any items on the agenda could "reasonably be construed as having the potential for regional impact." Motion by Johnson that no items on the agenda could reasonably be construed as having the potential for regional impact. Seconded by Smith. Vote: All in favor.

**A. PUBLIC HEARINGS -**

**1. New Tenant Application** - Tree Free Greetings wishes to use the premises situated at 33 Whittemore Farm Road for a business consisting of the distribution of greeting cards and stationery. The property is shown at Tax Map 51, Lot 1-5 situated in the Commercial/Industrial District. The property is owned by Gerald Parker. Fred Blais and Steve Silverstein appeared before the Board. No abutters were present. Public hearing opened.

Tree-Free Greetings is looking to relocate to 33 Whittemore Farm Road, property owned by Gerald Parker. Parker will continue to use a portion of the building (2nd floor) for storage for the Northeast Drill Supply Business. Silverstein stated that there would be no major modifications to the building, as it was set up well for their business. Signage was discussed. Applications will be submitted as needed. Public hearing closed.

Motion by Lerandeanu to approve the new tenant application. Seconded by Self. Vote: All in favor.

**B. DISCUSSIONS/OTHER BUSINESS -**

**1. Zoning 2013.** Carbonneau provided Board members with information about the Shoreland Water Quality Protection Act (SWQPA). Members briefly discussed the 2012 petitioned zoning warrant article. It was suggested that in the event the Board considers bringing a similar proposal to the voters that it

would be very important to differentiate between Wilson Pond and Swanzey Lake. Discussion will continue at the next meeting.

**2. Construction Details & Construction Procedures Manual.** Page stated that he has a major concern about the acceptance of roads, noting that requiring certificates of occupancy must be issued for buildings on at least 50% of the platted lots puts an undue burden on those property owners who have already purchased their lot and built their homes. Page stated that in this economy it could be years before that benchmark is reached.

Consideration of the construction details and construction procedures manual will be more completely considered at an upcoming meeting of the Board, so that Board members can have a chance to thoroughly review the document. In addition, it was suggested that DPW Director Dunham and North Swanzey Water & Fire Precinct representatives can be present. It was decided to defer meeting with Underwood Engineers until the Board has had more time to review and digest the documents.

**3. Minutes** from September 13, 2012. Motion by Lerandeau to approve the minutes as submitted. Seconded by Self. Vote: All in favor.

Motion by Johnson to adjourn. Seconded by Lerandeau. Vote: All in favor. Meeting adjourned at 7:50 p.m.

Submitted by,

Sara H. Carbonneau  
Town Planner