

Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – October 8, 2015

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, Joe Smith, June Fuerderer, Jane Johnson, Selectmen’s Representative Kenneth P. Colby, Jr. Alternate Don Skiba and Alternate Jim McConnell.

Absent: Jeff Goller.

The Chair took the roll and read aloud the agenda for the meeting. Page seated Skiba for Goller.

Others Present: Director of Planning and Community Development Sara Carbonneau, Karl Boes, Jenette Boes and Tom Forest.

Minutes:

- Minutes from September 24, 2015 were considered. There was a **motion** by Fuerderer to approve the Minutes of September 24, 2015. There was a second by Smith and no further discussion. All were in favor except Colby and Johnson who abstained. **Motion passed.**

Regional Impact: Board members considered whether any items on the agenda could be construed as having potential for regional impact. **Motion** made by Fuerderer that nothing remaining on the agenda could be construed as having the potential for regional impact. There was a second by Smith with no further discussion. All were in favor. **Motion passed.**

A. OTHER APPLICATIONS (The following application was considered for completeness only.)

1. **Subdivision Application** - Jenette Boes wishes to subdivide Tax Map 30, Lots 6-1 and 6-2 into 10 lots. The subject premises are located on Old Homestead Highway/State Route 32 and Goodell Avenue. The proposed lots will range in size from 1.06 acres to 3.48 acres and are situated in the Residence District. Tom Forest referred to the plans for the subdivision. He noted that soil tests were performed on each of the lots. He said there are New Hampshire Department of Transportation (NH DOT) permits for two common drives already obtained. He pointed to the back lots saying they have 50 foot road frontage and the lots are larger than 3 acres to meet the requirement according to zoning. Forest said that the next step would be to apply to the State of New Hampshire for State Subdivision Approval after the public hearing is completed at the local level. It was noted that in addition to the shared driveways off NH Route 32/Old Homestead Highway, Goodell Avenue has one shared driveway as well. Page asked the Board members if the application looks complete. The Board agreed that it was and a motion was called.

Smith **moved** that the application is complete and ready to go to public hearing, second by Colby, and no further discussion. All were in favor. **Motion passed.**

The public hearing will be held on October 27, 2015. Karl and Jenette Boes and Tom Forest left the meeting at 6:09 p.m.

B. DISCUSSIONS/OTHER BUSINESS

- 1. Zoning Amendments 2016** – Carbonneau spoke about businesses which are not currently allowed in the Village Business District II. Carbonneau asked the Board to consider allowing certain types of businesses in the Village District II. Page said that the Town ought to encourage further development of the mill property and if that means allowing more business activity, then the Planning Board is open to doing so. Carbonneau said that the regular business district allows restaurants, hotels, and bed & breakfasts, motels, multi-family housing, (Carbonneau said that multi-family housing is by special exception only), nursing homes, banking and financial institutions, and function halls. She suggested that the Board consider these as possible permitted uses for the Village Business District II.

McConnell asked about offices, which Carbonneau said were already allowed. There was a discussion about the types of housing that would be suitable for the area. McConnell suggested that a developer might focus on condominiums for the mill property. Multi-family housing could be achieved by a variance, which would go to the Zoning Board of Adjustment (ZBA). The Board agreed that they were positive about keeping multi-family housing out of the Village Business District II, except when a variance is applied for and granted. There was discussion about nursing homes in the area. Office condos were suggested by McConnell. Banking and financial institutions were discussed as appropriate for the mill buildings. Self spoke about a parking problem with the current configuration of the building for banking uses. Page pointed out a developer could create parking as needed since there is land. Carbonneau explained the definition of function halls, which may or may not include kitchen facilities. Carbonneau said she would put together a draft of the list of uses that could be added to the Village Business District II and she said she is open to suggestions for other uses. Self said that it was his understanding that the new owners of the mill have a tentative plan to isolate the new part of the building and the office building; He said they were leaning toward manufacturing for portions of the building. Carbonneau mentioned a brewery as another possibility.

- 2. Occupied RVs and Tents on private land for extended periods of time**

Carbonneau said that currently camping with occupied RVs and tents on private land for an entire summer is not allowed, being limited to 14 days. She also said that an occupied RV or tent must be off the property for a minimum of 28 days before returning. She said that some residents have asked about this restriction, wanting to use an occupied RV on private property for an entire summer. She noted a concern over waste disposal and asked if the Board wanted to think about extending the time period. The Board was reluctant to do so and Self suggested a special permit might work better. The concern is that some of the RVs might turn into permanent residences.

- 3. GeoInsight Meeting with the Board of Selectmen**

Carbonneau spoke about the meeting next Tuesday at 6:05 p.m. when the Board of Selectmen will be hearing from GeoInsight about potential MBTE remediation funding that would impact on the Town's role regarding the West Swanzey Water Company. She did not know if anyone from the New Hampshire Department of Environmental Services (NH DES) will be present. Colby noted while it will be a public meeting; there will be no time for public comment.

4. Businesses located in Swanzey being identified as being in Keene

Fuerderer spoke about the ribbon-cutting at Sam's new building extension in Swanzey. She noted that the owner, Brad Borofsky, stated he was appreciative of Swanzey officials which made getting the necessary permits in place for the addition easy to obtain. However, Fuerderer said that the next day radio station WKBK referred to Sam's of Keene. Fuerderer said she followed up with a woman at WKBK to make sure they knew the location of Sam's is in Swanzey, not Keene. Carbonneau said she would email Brad Borofsky about the issue. Fuerderer also spoke about Thomas Transportation advertising their location in Keene. Carbonneau noted that Market Basket does emphasize that they are in Swanzey.

Adjournment

Motion to adjourn was made by Skiba, seconded by Smith, with all in favor. **Motion passed.**

Adjournment occurred at 6:44 p.m.

Respectfully Submitted,

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

Beverly Bernard, Recording Secretary