

Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – October 9, 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., and Alternate Jim McConnell. The roll call and agenda for the meeting was read by Chair Page.

Absent: Alternate Don Skiba, Alternate Jane Johnson.

Others Present: Director of Planning and Community Development Sara Carbonneau, Matt Velez, Dave Bergeron from Brickstone Land Use Consultants, LLC, Peter Poanessa, Lisa Murphy and J.B. Mack and Henry Underwood, Selectman Deb Davis and Selectman Bill Hutwelker

Minutes:

- Minutes from September 11, 2014 were tabled until the November meeting.

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 Smith, no further discussion, and all were in favor of the motion. **Motion passed.**

A. PUBLIC HEARINGS

- a. **Home Occupation Application** - Jim Vitous wishes to utilize the property situated at 152 Talbot Hill Road for a sign making business. The property is situated in the Rural/Agricultural District, shown at Tax Map 43, Lot 1-9. **(Application was withdrawn by request of the applicant.)**

Public Hearing Opened at 6:02 p.m.

- b. **New Tenant Application** - Thomas Swanzey Real Estate, LLC, on behalf of Full Throttle Repair, wishes to use a portion of the premises situated at 439 West Swanzey Road for a business consisting of the sales and repairs of snowmobiles, motorcycles, and ATVs. The property is shown at Tax Map 55, Lot 6 situated in the Commercial/Industrial District.

Matt Velez was present to discuss his request with the Board. He said he is moving his entire business and equipment to the new facility. There have no plans to change the building or parking or lighting. Carbonneau said that the applicant will need final approval from Code Enforcement and the Fire Department. There were no abutters and

no other questions. There was also an application for a 5' X 6' sign. A question arose about a business address number on the sign. It was noted there is one on the sign and one over the door.

Public Hearing closed at 6:06 p.m.

Motion was made by Smith to approve the multi-tenant application and 5'x6' (30 s.f.) signage for Thomas Swanzey Real Estate, LLC on behalf of Full Throttle Repair to use a portion of the premises situated at 439 West Swanzey Road for a business consisting of the sales and repairs of snowmobiles, motorcycle, and ATVs shown on Tax Map 55, Lot 6 in the Commercial/Industrial District subject to Code Enforcement and Fire Department approval. Self seconded the motion. All were in favor except Lerandean who recused himself. **Motion passed.** Velez left at 6:07 p.m.

Public Hearing opened at 6:07 p.m.

- c. **Request for Proposed Modification to a Previously Approved Site Plan** - submitted by Brickstone Land Use Consultants, LLC, agent on behalf of Kate Donovan, LLC. The property is situated at 567 Monadnock Highway and is shown at Tax Map 15, Lot 11 situated in the Business District. The Applicant wishes to construct a new 2,880 s.f. storage building.

Dave Bergeron from Brickstone Land Consultants, LLC represented owners of the Honda building. Bergeron said the applicant wishes to raise a second storage building next to an existing storage building. There will be electricity, but no heat or plumbing; cold storage. There is lighting over the front door and a motion detector. The structure will match the existing building in design but it will have four doors instead of three. The structure will have a metal roof and metal siding. Page asked what will be stored there. Bergeron said that old cars will be stored there. Bergeron said it will be on a slab. Code, Fire, and Recycling Center had no comments in regard to the site. Building plans need to go to Code Enforcement.

Public Hearing closed at 6:12 p.m.

Lerandean made a **motion** to approve the application for modification to a previously approved site plan of Kate Donovan, LLC for a 2880 s.f. storage building on property situated at 567 Monadnock Highway shown on Tax Map 15, Lot 11 in the Business District. There was a second by Colby, and all were in favor. **Motion passed.** Bergeron left at 6:13 p.m.

B. DISCUSSIONS/OTHER BUSINESS –

- a. **Catahoula, LLC (Keene Signworx)** - wishes to construct a 480 s.f. temporary (no foundation) structure on property situated at 12 Base Hill Road, located in the Commercial/Industrial District. Peter Poanessa was present to request that the board consider this as a minor amendment to the existing site plan. He said the structure would be fabric shrunk over frame structure with no foundation. No further questions or concerns.

Motion by Self to approve the site plan modification of Catahoula, LLC (Keene Signworx) to construct a 480 s.f. temporary structure on property situated at 12 Base Hill Road, located in the Commercial/Industrial District. There was a second by Smith, no further discussion, all were in favor. ***Motion passed.***

- b. Route 12 Corridor Study Discussion** – Lisa Murphy, Henry Underwood and J.B. Mack from Southwest Region Planning Commission updated the board on the Route 12 Corridor Study, providing an overview of the Study, including the research and analysis that led to the findings and recommendations by the Advisory Committee. SWRPC will be seeking comment and support from the Planning Board and Board of Selectmen on the recommendations. No formal action is being requested.

According to Murphy, the study covered New Hampshire Route 12 from the intersection with New Hampshire Route 101 to the Massachusetts State line. State routes can have an impact on towns when they pass directly through the center of a town. 1000 feet on each side of the roadway is included in the study.

Underwood discussed the Traffic Research. Average daily volume of traffic is highest at 17,658 cars at the Route 101 intersection. Tractor trailer (designated as “heavy”) traffic accounted for 1.78% versus cars and light trucks which equal 95.83%. He showed traffic speed on average was higher than speed limit. Another slide showed the ability to pull into traffic: gap analysis. 70% of vehicle gaps are less than 8 seconds in at least one direction of travel from 6 a.m. to 6 p.m. Another slide showed crashes between 2004 and 2013; there were 1276 collisions. At least 212 were within 1000 feet of the Route 12 centerline. There was a substantial drop in collisions within the Town of Swanzey from 2009 onward. Discussion occurred as to why the drop – perhaps due to the recession having an impact in reducing traffic, but Underwood was unsure. He reported that the stretch of Route 12 south has very high frequency of crashes, showing red in the chart when other roads in the Monadnock area are much lower frequency.

Underwood also spoke to some of the demographics as in terms of median age, population projections for various towns, annual employment figures, and 2010 journey to work (commuting numbers).

Swanzey Issues were presented next including problems with making left turns onto Flat Roof Mill Road from northbound on State Route 12, ingress and egress to the former Swanzey Diner, and pedestrian and bicycle safety. Potential recommendations were suggested such as lengthening the left turn lane at Flat Roof Mill Road, reducing curb cuts or adding them at the Swanzey Diner and adding or improving sidewalks. Murphy also spoke to the opportunities in Swanzey for traffic patterns to be modified by Safford Drive Extension, the Route 12 Roundabout, and the presence of Dillant-Hopkins Airport.

Mack spoke about economic development and how the towns have impact on each other in their use of the main highway. He pointed out that Route 12 is the main artery to Boston.

c. Other business as may be required.

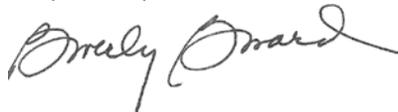
Nissan - Carbonneau mentioned that she had received a report that the lights at Nissan dealership are not turning off when they are supposed to. She asked folks to check the site. No more than 25% of the lights are supposed to be on overnight. If they are turning off only the rear lights, Page said it was not logical that the original need for the lights had to do with theft of equipment from the rear of the building. Security would suggest leaving on rear lights. According to the agreement with the dealership, lights should be off after 9 p.m. said Page.

Thompson Bridge – Carbonneau informed the Board that the bridge is closed today and will be closed tomorrow as well.

West Swanzey Park – Discussion regarding the status of the improvements to the park. There was a brief discussion regarding a dry hydrant not working properly.

Motion to adjourn was made by Goller, seconded by Smith, with all in favor. **Motion passed.**
Adjournment occurred at 7:27 p.m.

Respectfully Submitted,



Beverly Bernard, Recording Secretary