

Town of Swanzey, New Hampshire  
**Swanzey Planning Board**  
 Meeting Minutes – October 11, 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 Swanzey Planning Board was called to order at 7:00 p.m. by Vice Chair Scott Self. Members present: Scott Self, June Fuerderer, Jeff Goller, Gus Lerandeau, Joseph Smith and Ken Colby, Jr., Board of Selectmen representative, as well as alternates Paula Miller and Jane Johnson. Glen Page was absent. Miller was seated for Page. Town Planner Sara Carbonneau was also present. The agenda was read by Scott Self and no changes were suggested by the Board.

**Regional Impact:** Board members concluded that there were no items on the agenda that would require a determination of potential regional impact. Motion made by Fuerderer, seconded by Colby, no discussion was necessary; all were in favor. Motion passed.

#### A. PUBLIC HEARINGS

- a. **Boundary Line Adjustment Application** between Tax Map 53, Lot 2-1 (owned by Francis Macri) and Map 51, Lot 1-3 (owned by Gerald E. Parker, Jr.) The boundary line adjustment seeks to add a total of 0.97 acres to Map 53, Lot 201. The properties are situated off Whittemore Farm Road and West Swanzey Road and located in the Commercial/Industrial District. Jim Phippard from Brickstone Land Use Consultants appeared before the Board on behalf of the applicant. No abutters were present. Public hearing opened.
  - i. Jim Phippard presented the map for the boundary line adjustment for the parcels which are in the Commercial/Industrial district. The owner of Map 53, Lot 2-1, Francis Macri, has option to purchase neighboring property owned by Gerald E. Parker, Jr. Adding to existing property creates 60 ft of frontage on Whittemore Farm Road, to bring parcel into compliance.
  - ii. Discussion was held by Board members regarding the site plan review: the plan will provide a driveway to Maple Hill Nursery property in addition to the existing driveway. Carbonneau raised the question as to whether the plan might require a state subdivision review. Public hearing closed. Motion by Lerandeau to accept lot line adjustment subject to state subdivision approval if required, seconded by Smith. All in favor. Motion passed.

#### B. OTHER APPLICATIONS

- a. **Site Plan Review Application** (This application is being reviewed for completeness only. Comments will be limited to the completeness of the application only.) Francis Macri wishes to modify access and add parking to the property shown at Tax Map 53, Lot 2-1 (as to be modified by a proposed boundary line adjustment). The property is situated at 197 West Swanzey Road and is lies within the Commercial/Industrial District. Jim Phippard from Brickstone Land Use Consultants appeared before the Board on behalf of the applicant.
  - i. Maple Hill Nursery parcel will become 4.87 acres in size. Remaining land is 1.15 acres in size. New driveway will access from Whittemore Farm Rd. Both parcels will be owned by Mr. Macri. Drainage report provided. Traffic information included. No new lighting. No flood plain affected. Application addresses landscape issues,

and identifies wetlands on the property. There are 1600 sq ft of wetlands. Does require state approval for the wetlands crossing. DPW Director has seen plan. Includes line of sight information. Discussion around driveway. Motion by Lerandeau that application is complete. Seconded by Fuerderer. All in favor. Motion passed. Public hearing to be held Oct. 25, 2012.

- b. **Sign Permit Application** – Kingsbury An Optimization Company seeks to install an attached sign consisting of 10.4 s.f. and a free-standing sign consisting of 4.38 s.f. on property owned by Furlone, LLC situated at 15 Business Center Drive, situated in the Business District. Brian Simonds was present on behalf of the applicant. The property is shown at Tax Map 36, Lot 5. Application including drawings of signs and sizes of signs was distributed among Board members for review. Discussion determined all were within regulations for signs within the District. Motion to grant the sign permit applications by Smith, seconded by Miller, no further discussion, all in favor. Motion passed.

### C. DISCUSSION/OTHER BUSINESS

- a. 2013 zoning– setbacks on Wilson Pond will be up for discussion – Carbonneau suggested that there first be an informal discussion with homeowners on Wilson Pond before the Planning Board becomes involved. Conservation Commission was opposed last year when the subject was raised. Discussion between homeowners and Conservation Commission should be held first before Planning Board gets involved in proposing an amendment reducing town setbacks to state’s requirement.
- b. Construction Details & Construction Procedures Manual – Self suggests deferring discussion since much of the manual has contract type language. Was tabled for discussion at next meeting.
- c. Carbonneau reminded the board of the Charette on Nov. 9<sup>th</sup>.
- d. **Minutes:** The minutes from September 13, 2012 were not available to be read.

**Motion to adjourn by Smith, seconded by Fuerderer, all in favor. Adjourned 7:30 pm.**

Respectfully Submitted  
Beverly Bernard