

**SWANZEY PLANNING BOARD MINUTES
OCTOBER 13, 2011**

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 Chair Glenn Page. Members present: Glenn Page, Scott Self, June Fuerderer, Joe Smith, Jeff Goller, Jeanne Thieme, Selectmen's Representative Bruce Tatro, and alternates Bob Audette and Paula Miller. Town Planner Sara Carbonneau was also present. The agenda for the meeting was read and the following matters were discussed:

Regional Impact: Board members considered whether any items on the agenda could "reasonably be construed as having the potential for regional impact." Board members briefly discussed the application submitted by DSM Realty, stating that they felt that the proposed changes to the plan were minor and did not rise to the level of needing regional impact notification. In addition, Board members noted that NH DOT did not anticipate any substantive changes being required to the driveway permit. Motion by Fuerderer that no items on the agenda could reasonably be construed as having the potential for regional impact. Seconded by Thieme. Vote: All in favor.

A. PUBLIC HEARINGS -

1. Boundary Line Adjustment Application between Tax Map 32, Lots 19-12 & 19-13. Tax Map 32, Lot 19-12 is owned by William Johnson/Diane Harper and Tax Map 32, Lot 19-13 is owned by Walter Weeks/Susan Raymond. The boundary line adjustment seeks to adjust the boundary line with no net increase or decrease of land to either lot. The properties are situated at 143 and 151 Highland Circle and located in the Rural/Agriculture District. Richard Drew, LLS and Walter Weeks appeared before the Board. No abutters were present. Public hearing opened.

Drew reviewed the plan with the Board, noting that required setbacks would be maintained after the boundary line adjustment. In addition, there would be no change in acreage for either lot. Carbonneau noted that should the application be granted, it should be subject to the condition that the plan and the deeds get recorded at the same time. Public hearing closed.

Motion by Self to grant the boundary line adjustment application subject to the condition that the deeds and plan are recorded at the same time. Seconded by Fuerderer. Vote: All in favor.

2. Multi-Tenant Application - Construction Service Co., d/b/a Michael Nesbitt wishes to use a portion of the premises situated at 386 Massey Hill Road for a

Swanzey Planning Board Meeting Minutes – October 13, 2011

business consisting of construction equipment/automotive repair, auto-body repair and state inspections. The property is shown at Tax Map 3, Lot 36 situated in the Business District. The property is owned by Timothy Cloutier. Michael Nesbitt and Timothy Cloutier appeared before the Board. No abutters were present. Public hearing opened.

Nesbitt stated that he would like to operate his business out of the location formerly occupied for automotive repair. Cloutier stated that the premises had been previously inspected by former Code Enforcement Officer Jim Weston. Public hearing closed.

Motion by Self to grant the multi-tenant application. Seconded by Fuerderer. Vote: All in favor.

B. OTHER APPLICATIONS - (The following application is being reviewed for completeness only. Comments will be limited to the completeness of the application only.)

1. Site Plan Review Application - DSM Realty wishes to modify the site plan approved on May 7, 2009; specifically deleting the proposed 13,399 s.f. building, adding two buildings (one consisting of 6,000 s.f. for retail use and other consisting of 3,000 s.f. for use as a bank) and adding 5,781 s.f. to the existing structure for use as storage. The property is situated at 11 West Swanzey Road and shown at Tax Map 38, Lot 1 situated in the Commercial/Industrial District. The property is owned by Demoulas Super Markets, Inc. Jim Lamp from J & Co. and Jeff Kevan from TF Moran appeared before the Board.

Board members had previously been provided with the Site Plan Review Application, the 20-page plan set and email correspondence from NH DOT. Kevan briefly reviewed the proposed changes to the site from what was originally approved in 2009. Changes essentially result in 1,442 s.f. of additional building, 5,000 s.f. increase in impervious surface and an additional 35 parking spaces. Kevan stated that they have met with the Sewer Commission, who expressed no objections or concerns. It was anticipated that there would be no issues with the North Swanzey Water & Fire Precinct (water provider); however, approvals have not yet been secured from the NSW&FP.

Motion by Self to accept the application as complete and to go to public hearing on October 27, 2011. Seconded by Smith. Vote: All in favor.

C. DISCUSSIONS/OTHER BUSINESS -

1. Zoning 2012 - Carbonneau provided Board members with draft zoning amendments regarding the Town's building code, indoor composting privies and time limits for special exceptions and variances. Carbonneau noted that Code Enforcement Officer Chet Greenwood would be present at the October 27th meeting to discuss proposed changes to Section III-A, including the adoption of the International Existing Building Code. Board members also discussed expansions of non-conforming structures, suggesting that further encroachments into setbacks would continue to require a variance, while expansion in cubic volume (such as adding a second story) or expansion of the footprint but not encroaching further into the setback would require

a special exception. Carbonneau stated that she would discuss this with the Zoning Board at its next meeting to get their feedback.

2. Minutes from 8/25/11 and 9/8/11 - Carbonneau noted that the minutes from September 8th should be corrected to read that Mr. Robertson (not Robinson) was present for the Cheshire Oil Company sign applications. Motion by Goller to approve the minutes from 8/25/11 and 9/8/11 as amended. Seconded by Self. Vote: All in favor.

3. Route 12/Swanzey Factory Road/Lake Street Intersection - Carbonneau stated that written feedback regarding the intersection proposal is due no later than October 21st. Planning Board members supported writing a letter of support for the proposed roundabout. In addition, the Board wished to express its desire that the improvements to Route 32 and Route 12 be made prior to the proposed 2014 roundabout construction date. Motion by Fuerderer to send a letter to the Special Committee expressing support for the roundabout proposal and desire for the Route 12 and Route 32 improvements to be made as early as possible. Seconded by Thieme. Vote: All in favor. Motion by Self that Chairman Page be authorized to review/prepare/sign the letter of support in order to make the October 21st submission deadline. Seconded by Smith. Vote: All in favor.

4. GACIT Public Hearing - 10 Year Transportation Improvement Plan - Carbonneau reminded Board members that a public hearing on the 10 year transportation improvement plan will be held on Thursday, October 20, 2011 at 7:00 p.m. in Room 14 at the Keene Recreation Center.

Motion by Tatro to adjourn. Seconded by Goller. Vote: All in favor.

Meeting adjourned at 8:00 p.m.

Submitted by,

Sara H. Carbonneau
Town Planner