

Town of Swanzey, New Hampshire  
**Swanzey Planning Board**  
Meeting Minutes – October 22, 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, Jeff Goller, and Alternate Don Skiba.

**Absent:** June Fuerderer, Jane Johnson, Alternate Jim McConnell, Selectmen's Representative Kenneth P. Colby, Jr.

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

**Others Present:** Director of Planning and Community Development Sara Carbonneau, Karl Boes, Jenette Boes and Tom Forest. Also present were Conservation Chair Wally Smith, Joseph Goodrich, Christopher Campanaro, and residents Eddie Labounty, Travis Labounty and Brian Stone.

**Minutes:**

- Minutes from October 8, 2015 were considered. There was a **motion** by Smith to approve the Minutes of October 8, 2015. There was a second by Skiba and no further discussion. All were in favor except Goller who abstained. **Motion passed.**

**Regional Impact:** Board members considered whether any items on the agenda could be construed as having the potential for regional impact. **Motion** made by Skiba 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. PUBLIC HEARING**

Public Hearing opened at 6:02 p.m.

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.

Forest referred to the drawings for the proposed subdivision. Forest also referred to a letter from Public Works Director Lee Dunham that he sees no problem with the proposed subdivision's driveways. Forest said he did the soils work for the project. He said that he thought that all the requirements have been met. He noted soils are well drained. He said the septic systems will be in-ground systems and the seasonal water table is deep. Karl Boes noted that the area is all residential.

Eddie Labounty asked about the driveways and Forest showed him where they would be located on the plan. Labounty asked about traffic coming out onto Route 32. Forest noted that the back lots will have access via shared driveways with two front lots. There will also be three driveways off of Goodell Avenue. Jenette Boes said the driveways have been approved by the Swanzey Department of Public Works (DPW). Labounty asked about slippery winter conditions on Goodell Avenue and how having the driveways on the road might impact on travel. Forest said that there would be three to five additional cars a day on the road. Brian Stone, resident of Goodell Avenue, said his concern is about all the houses looking the same, which might bring down the value of the neighboring homes. Forest said that the value of the land would be such that the houses built there should be of good quality.

Wally Smith said that the Conservation Commission protects the natural resources of the community – some study might be done to address the impact on the underlying aquifer by ten houses. Page said due diligence is done by the State of New Hampshire and subdivision approval is done by the New Hampshire Department of Environmental Services (NH DES) which reviews what might contaminate ground water. Forest pointed out the seasonal water table is well beneath where the leach fields will be. Stone said the soil is all sand and gravel. There was a brief discussion regarding taxes paid against foreclosed properties. Stone said that his concern is about cluttered space in the area.

Page said that any approval tonight would be subject to State of New Hampshire subdivision approval. He said the State will check all the numbers, including the soil testing results. Self pointed to the drawings needing some lines changed. Travis Labounty asked about Dunham's views on the driveways. Page asked about what basis one would challenge Dunham's opinion on the driveways. Page said that the plans meet the visibility requirements for driveways and the standard for the Planning Board is that the DPW Director approves the driveways and he has done so.

Public Hearing closed at 6:19 p.m.

**Motion** was made by Self to approve the subdivision as presented noting two lines on the plan drawings need to be removed which show the access to the backlots divided from the front lots by those lines and which are incorrect, and subject to subdivision approval by the State of New Hampshire. Discussion continued with Stone asking some questions about the homes being planned. There was a second to the motion by Smith. No further discussion. All were in favor. ***Motion passed.***

The Labountys, Mr. Stone, Mr. and Mrs. Boes, and Mr. Forest let the meeting at 6:21 p.m.

## **B. DISCUSSIONS/OTHER BUSINESS**

1. **Request from Christopher Campanaro to share space with Joe Ammo LLC for gun-smithing and firearms repair.** Property is located at 968 West Swanzey Road, Tax Map 70, Lot 34 and is situated in the Business District. Campanaro said he will be obtaining a Federal license. Campanaro says he is also

waiting for approval to rent the space. He said once he has approval from the Planning Board and for renting the space, then the application goes for Federal approval. Carbonneau noted Mr. Goodrich was approved to sell military supplies, and later to sell firearms. Goodrich said the applicant will not expand space and there will be no modifications to the space. Campanaro said he will only have a table on site. Campanaro says he has to be legally covered for temporary possession of the firearm. He said he does not want to do any sales, only repairs. This arrangement allows for that. Self asked whether any machines might be used in the work involved. Campanaro said that he will be doing basic disassembly and assembly work, replacing parts. He does not do big work. Page asked the Board if they had further questions and there were none.

Skiba **moved** to approve the request of Christopher Campanaro to share space with Joe Ammo LLC for gun-smithing and firearms repair on property located at 968 West Swanzey Road, Tax Map 70, Lot 34 and situated in the Business District, subject to the applicant obtaining a Federal License to handle firearms. Self stated that the motion should also include approval for modification of the existing site plan and Skiba modified the motion to include approval for modification of the existing site plan. There was a second to the motion by Goller. All were in favor. **Motion passed.**

Campanaro and Goodrich left the meeting at 6:27 p.m.

2. **Review and Comment Pursuant to RSA 41:14-a** (Haley Park/Swanzey Historical Museum properties) and consideration of sewer easement. Goller recused himself from this discussion. Page summarized the situation that the easement was not completed at the time the project was approved, along with approval for the easement.

**Motion** was made by Self to recommend to the Board of Selectmen that they grant an easement to Haley Heights to legalize by easement existing sewer lines that cross into Town property, assuming that Haley Heights will be paying for the legal work, second by Smith. All were in favor. **Motion passed.**

3. **Zoning Amendments 2016** – Carbonneau spoke about additional uses in the business district where the Homestead Woolen Mills is located and which has been under discussion by the Planning Board. She provided a list of possible uses: restaurant, hotel, motel, or inns, bank or financial institutions, and function halls. She noted that a question had arisen from a Planning Board member regarding “emergency shelter/housing” and could emergency shelter/housing be considered an “inn” if minimum consideration was paid. Carbonneau reached out to some fellow planners and received a definition from the City of Laconia for emergency shelter/housing. Carbonneau suggested a similar definition be considered for Swanzey. She suggested that defined emergency shelter/housing approved by special exception might be considered. There was a discussion about applications of emergency shelters/housing that might come to the Town which would go to the Zoning Board of Adjustment (ZBA) and then the Planning Board. She noted that because the ordinance is silent today, someone could charge very little and fit the definition of an inn in the business district.

Page agreed to consider a definition for emergency shelter/housing similar to the Laconia, NH definition, with use by special exception in the business district, and to consider placing it on the ballot for March 2016. Carbonneau suggested a public hearing for the first meeting of the Planning Board on December 10, 2015. The Board agreed. She also referred to notification rules that will need to be researched. Self suggested amending the definition to exclude other business districts and perhaps include full market

rental as part of the definition for motels and inns. Carbonneau said she would put some language together and bring it to the next meeting for further discussion.

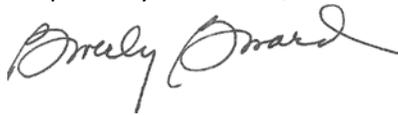
4. **Keene State College students working on a trails and sidewalks project** will be present at Town Hall at 4:00 p.m. on Friday to address concerns of folks about the project, according to Carbonneau.
5. **Town of Winchester review of Mitchell Sand and Gravel permit** - Carbonneau informed the Board that on November 2, 2015, the Town of Winchester will be reviewing an application from Mitchell Sand and Gravel for increased depth for their gravel pit – meeting starts at 7 p.m. This meeting will consider the application’s completeness. They may also discuss regional impact and will then notice other communities if they agree there is regional impact. If no regional impact is determined and assuming that the application is deemed complete, the Board will then move to the public hearing phase that night. Page asked if there would be plans provided by Winchester. Carbonneau said she did not think there would. Smith said there is regional impact as to how close the increased depth of excavation will be to the aquifer.
6. **Possible expansion of the Tax Increment Finance (TIF) District** - Page noted that at 2p.m. Friday, October 23, 2015 there will be a meeting to discuss the possibility of extending the TIF district to include more of the airport area.

#### **Adjournment**

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

Adjournment occurred at 6:50 p.m.

Respectfully Submitted,



Beverly Bernard, Recording Secretary