

**SWANZEY PLANNING BOARD MINUTES
OCTOBER 27, 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 Swanzeay Planning Board was called to order at 7:00 p.m. by Chair Glenn Page. Members present: Glenn Page, Scott Self, Joe Smith, Jeff Goller, Selectmen's Representative Bruce Tatro and alternate Paula Miller. Town Planner Sara Carbonneau was also present. Paula Miller was seated for Fuerderer. 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." Motion by Tatro that no items on the agenda could reasonably be construed as having the potential for regional impact. Seconded by Smith. Vote: All in favor.

A. PUBLIC HEARINGS -

1. Multi-Tenant Application - Joe Goodrich wishes to use a portion of the premises situated at 968 West Swanzeay Road for a business consisting of the sale of ammunition and military supplies. The property is shown at Tax Map 70, Lot 34 situated in the Business District. The property is owned by Shri Ganesh Corp. Carbonneau informed the Board that this application was withdrawn by the applicant.

2. Multi-Tenant Application - David Champion wishes to use a portion of the premises situated at 919-931 West Swanzeay Road for a business consisting of retail sales of new and used furniture. The property is shown at Tax Map 71, Lot 11 situated in the Business District. The property is owned by Robert & Shelley Secord. No abutters were present. Public hearing opened. Robert Secord appeared before the Board on behalf of the applicant and as property owner and explained that he has a new tenant for the location, noting that the days and hours of the operation would be 7 days a week from 9:00 a.m. to 5:00 p.m. Champion will be use the existing lighting and signs; therefore, nothing else will be changed. Public hearing closed. Motion by Self to approve the Multi-Tenant Application. Seconded by Tatro. Vote: All in favor.

3. Site Plan Review Application - DSM Realty wishes to modify the site plan approved on May 7, 2009; specifically deleting the proposed 13,339 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 a bank) and adding 5,781 s.f. to the existing structure for use as storage. The property is situated at 11 West Swanzeay Road and shown at Tax Map 38, Lot 1 situated in the Commercial/Industrial District. The property is owned by

Demoulas Super Markets, Inc. No abutters were present. Jeff Kevan from TF Morand and Jim Lamp from J & Co. appeared before the Board on behalf of the Applicant. Public hearing opened. Kevan explained they would like to modify the existing site plan, resulting in a net increase of approximately 1,442 sq. ft. of building. A total of 475 parking spaces will be provided. Kevan noted that the original drainage system was designed to accommodate future site changes and expansions. The DOT has reviewed the revisions and granted approval. Kevan reviewed the landscaping and lighting plans. Tatro asked if the existing gravel driveway (located to the far south) would be for right turns only. Kevan replied yes, noting that this area would be paved. Self asked if the existing loading dock (for dairy) would continue to be used. Kevan replied yes. Tatro asked if there was a time frame to finalize a lease. Lamp stated that the intent is to start construction in the Spring. Public hearing closed. Motion by Self to approve the Site Plan Review Application. Seconded by Smith. 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 - Rountree Real Estate, LLC wishes to utilize the property situated at 117 Monadnock Highway for a "parking lot" for the adjacent motor vehicle dealership. The property is situated in the Business District and shown at Tax Map 18, Lot 87. Abutter Joshua Tenney was present. Chad Branon of Fieldstone Land Consultants, PLLC was present on behalf of Rountree Real Estate, LLC. Branon reviewed the plans explaining that the proposal is to develop the property into an 84 space lot for vehicle display and overflow parking. They are also proposing an enclosed drainage system and Branon stated that he is confident that the proposed drainage plan will remedy the drainage issues for the abutters. They are also removing 7' – 13' of paving that encroaches on the State highway, with the area of the encroachment to be landscaped. DOT has already approved the driveway permit application for the revised use of the premises.

Page discussed the setbacks of the proposed paved lot and stated that it did not meet the required 30 foot front setback and the 20 foot setback on the side and rear property lines. Branon stated that they considered the existing project/pavement to be grandfathered. In addition, Branon stated that they are reducing some of the pavement that currently encroaches on the State's right of way. Self asked if the proposed pavement would be in line with the adjacent dealership lot. Branon said yes.

Tenney expressed his concern about the water that has been draining onto his property. A temporary berm was finally built but the water eventually broke through. Tenney also expressed his concern about the location of the proposed snow storage area because of melting in the Spring and expressed concern that it would flow onto his property.

Tenney also noted that the previously existing building somewhat blocked activity on the property (as viewed from his house). He is concerned that due to the difference in elevation between his property and the subject premises that headlights, noise, etc. would negatively impact his property value and enjoyment of his property. He

requested that Rountree be required to install a fence to divide the properties for some privacy.

Branon addressed Tenney's concerns by stating that they are very confident the drainage design plan will work. Branon felt they have met all the requirements. Page reminded Branon that the Planning Board has the authority to require fencing and other revisions to the plan. Self asked that Branon return with alternatives for snow storage and a fence for the next meeting. Motion by Self that the Site Plan Review Application is complete and to go to public hearing on November 10, 2011 recommending that the applicant come prepared to the public hearing with alternate plans for snow storage and a fence. Seconded by Goller. Vote: All in favor.

2. Free-Standing Sign Application - Dorene Adams wishes to install an 80 s.f. free-standing sign on property situated at 125 Old Homestead Highway. The property is shown at Tax Map 37, Lot 4 situated in the Business District. Applicant was not present. Page stated that the sign being requested is similar to the existing one on the building with the exception of adding the address. This sign would be located in the same location as the previous sign. Motion by Tatro to grant the sign application. Seconded by Smith. Vote: All in favor.

3. Modification to Previously Approved Multi-Tenant Application - Dorene Adams wishes to expand hours of operation for her used furniture/consignment shop situated at 125 Old Homestead Highway. Specifically, she would like to add 5 hours on Sundays and 10 a.m. to 4 p.m. on Wednesdays. The property is shown at Tax Map 37, Lot 4 situated in the Business District. Applicant was not present. There were no concerns by the Board members. Motion by Smith to grant the request to expand hours without the need for public hearing. Seconded by Tatro. Vote: All in favor.

C. DISCUSSIONS/OTHER BUSINESS -

1. Zoning Amendments - 2012. Content review and discussion with Code Enforcement Officer Chet Greenwood regarding Building Regulations and International Existing Building Code. Carbonneau stated that at the previous meeting she had given the Board members a redlined draft. The materials provided tonight incorporate the revisions. Self suggested a correction in Section III-A.11. Fees to change the word "as" to "if". Code Enforcement Officer Chet Greenwood recommends that the Town adopt the International Existing Building Code (IEBC). Greenwood stated that the State building code would continue to apply in the event that the IEBC is adopted by the Town and would give him back up when dealing with some situations. As an example, Greenwood stated that the IEBC provides clarification when renovating existing buildings. Greenwood also noted that the State has discussed adopting the IEBC, but has hesitated to do so due to the existing political climate. Motion by Self not to adopt the International Existing Building Code. Seconded by Goller. Vote in favor of the Motion: Self, Goller, Smith and Miller. Opposed to the Motion: Tatro and Page opposed.

III A.10 Certificate of Occupancy Completion. Greenwood recommended removing a. Wiring and b. Plumbing because he does that anyway. Motion by Self to delete Section III-A.10.a. and Section III-A.10.b. Seconded by Smith. Vote: All in favor.

Carbonneau informed the Board that these amendments will go to public hearing on December 8, 2011.

2. GACIT 10 Year Transportation Improvement Plan - Tatro provided the Planning Board with feedback on the public hearing. Tatro noted that many of the former projects include in the 10 year plan were no longer included, also noting that the southwest portion had a high proportion of projects removed. Carbonneau stated that November 10, 2011 is the deadline if the Board wanted to make written comments concerning the plan. (For example, gas tax, surcharge on vehicle registrations, tolls, etc.) Tatro stated the Selectmen were discussing adding a surcharge for vehicle registrations for road improvements. Any such surcharge would not to be approved at Town meeting.

3. Other business as may be required.

a. Swanzey Police Department would like to construct a three-vehicle carport to the rear of the building off the existing parking area. Carbonneau informed the Board that it's a long narrow piece and that the setbacks will be adhered to. Motion by Self that the Planning Board support the Police Department's carport and that there is no need to conduct a public hearing pursuant to RSA 674:54.. Seconded by Smith. Vote: All in favor.

b. Minutes from October 13, 2011. Motion by Self to approve the minutes from October 13, 2011 as written. Seconded by Smith. Vote: All in favor.

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

Meeting adjourned at 9:10 p.m.

Submitted by,

Donna Munson
Recording Secretary