

**SWANZEY PLANNING BOARD MINUTES
NOVEMBER 10, 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, June Fuerderer, Joe Smith, Selectmen's Representative Bruce Tatro and alternate Bob Audette. Town Planner Sara Carbonneau was also present. Audette was seated for Self. The agenda for the meeting was read and the following matters were discussed:

Regional Impact: Board members noted that there was nothing new on tonight's agenda that would require a determination of regional impact.

A. PUBLIC HEARINGS -

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. Chad Branon of Fieldstone Land Consultants, PLLC and Mark Rountree appeared before the Board on behalf of the applicant. Abutter Joshua Tenney and Russell Tenney (not an abutter) were also present. Public hearing opened.

Branon submitted revised plans to the Board. Changes included a proposed 6 foot high vinyl stockade fence along a portion of the westerly boundary and increased snow storage area. Branon reviewed the project, noting that the property will be used as a parking area (84 spaces) for the adjacent vehicle dealership. Branon noted that the intent is to maintain this as a separate lot from the adjacent dealership. Branon stated that Map 18, Lot 87 is proposed to be leased by Rountree Real Estate, LLC to the dealership, which is similar to the existing arrangement with Map 18, Lot 87-2.

Branon described the proposed changes to the site, including re-grading and drainage. Landscaping and lighting plans were also reviewed.

Board members discussed the proposed fence, noting that the snow could not be piled immediately adjacent to the fence, as that would potentially damage the fence. (Board members noted that the cost of repairing or replacing the fence would not be a small amount; hence, it may result in additional care being rendered by snow plow drivers.)

R. Tenney stated that during the October 2011 storm, the snow from the dealership was being plowed across Suburban Acres and left in a high pile. M. Rountree stated that they had the permission from the property owner to do so. Carbonneau noted that this should not be done, as the approved site plan for Map 18, Lot 87-2 showed snow storage along the westerly boundary. R. Tenney stated that snow had been piled up so high last year across Suburban Acres that only one lane of the road was passable. R. Tenney expressed his concern that the applicant would not abide by any conditions set by the Board for the current application, as it was his opinion that the applicant has not done so in the past. Board members informed R. Tenney that should the applicant not abide by the plan, he should contact the Town's Code Enforcement Officer.

Board members discussed concerns expressed by the Tenneys regarding drainage. Based on representations made by Branon and his expertise as a civil engineer, Board members felt that the drainage plan designed was acceptable.

J. and R. Tenney both expressed the opinion that a 6 foot high fence would not sufficiently shield J. Tenney's property from lights and noise from the proposed parking and Route 12, due to the difference in elevation. Board members suggested an 8 foot high fence versus the 6 foot high fence proposed. Audette stated that he felt that a 6 foot high fence was satisfactory; however, if the Board and the abutting property owner felt that this would alleviate concerns about lights and noise on Tenney's property, he would support the 8 foot high fence.

Board members discussed the condition imposed by the Zoning Board of Adjustment that "all lights with the exception of one security light be turned off at 9:00 p.m." Board members felt that the most northeasterly CL2 light should be the only light on after 9:00 p.m.

Motion by Smith that the application be amended to include that an 8 foot high vinyl stockade fence be installed, versus the 6 foot high fence proposed, and that the most northeasterly CL2 light be the only light on after 9:00 p.m. Seconded by Tatro. Vote: All in favor. Public hearing closed.

Motion by Audette to grant the site plan review application subject to the condition that an 8 foot high vinyl stockade fence be installed, versus the 6 foot high fence proposed, and that the most northeasterly CL2 light be the only light on after 9:00 p.m. Seconded by Smith. Vote: All in favor.

B. DISCUSSIONS/OTHER BUSINESS -

1. Zoning Amendments - 2012. Content review. Public hearing will be held on Thursday, December 8th at 7 p.m. Carbonneau noted she had revised the building regulations section since the last meeting, stating that she had done so to simplify and clarify the section. She also noted that she had modified the section regarding building permit fees, after speaking with Town Administrator Beth Fox. (The change involved not tying the Board of Selectmen into any particular date for revising the fee schedule.) Motion by Audette to bring the proposed ordinance changes to public hearing on December 8, 2011. Seconded by Smith. Vote: All in favor.

2. Minutes from October 27, 2011. Motion by Smith to approve the minutes from October 27, 2011 as written. Seconded by Tatro. Vote: All in favor, with Fuerderer abstaining.

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

Meeting adjourned at 8:15 p.m.

Submitted by,

Sara H. Carbonneau
Town Planner