

Town of Swanzey, New Hampshire  
**Swanzey Planning Board**  
Meeting Minutes – November 10, 2016

*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, Don Skiba, Richard Sainsbury, Jane Johnson, Alternate Jim McConnell and Selectmen's Representative Ken Colby. The Chair took the roll and read aloud the agenda for the meeting. The Chair seated McConnell for Smith.

**Absent:** Joe Smith, Alternate Liz Traynor

**Others Present:** Planning and Community Development Director Sara Carbonneau, Dave Bergeron from Brickstone Land Consultants, LLC, Eunice and Mike Pappas, Sean Newman.

**Minutes:**

- Minutes from October 27, 2016 were considered. There was a **motion** by Self to approve the Minutes of October 27, 2016 and a second by Sainsbury. All were in favor. **Motion passed.**

**Regional Impact:** Board members considered whether any items on the agenda could be construed as having potential for regional impact. **Motion** was made by Skiba that there is no item on the agenda which can be construed to have potential for regional impact. There was a second by McConnell with no further discussion. All were in favor. **Motion passed.**

**PUBLIC HEARINGS**

- A. **Site Plan Review Application** – Brickstone Land Use Consultants, agent on behalf of SET Real Estate Holdings, LLC, wishes to construct a 3,375 s.f. addition to the existing building. The property is situated at 93 Monadnock Highway and is shown at Tax Map 18, Lot 134 situated in the Business District.

**Public Hearing opened at 6:03 p.m.**

**Presentation and Discussion:** Bergeron presented a plan for the addition to the existing building at Thomas Transportation. He said that the parking spaces are around the existing building for both limos and buses. He said the business has grown for the bus end of the business and needs more space to park and maintain them. The addition will be about 3,400 square feet and there will also be an additional small canopy in the front to park smaller vehicles. He said that in order to be able to drive around the addition, they obtained a Shoreland permit from NHDES and are expecting a wetland permit to be issued soon. Bergeron spoke about the holding drainage tank being moved to behind the building and there will be added a dump station for the buses. Change to utilities – moving light poles away a bit from the building. Bergeron spoke about creating drainage to drain back onto the property and to the existing storm water pond to the south. He spoke at length about the storm water system that is being proposed. Page asked for abutters and there were none. Page asked for questions from the Board. A question was raised about outstanding permits. Bergeron said that the wetlands permit is still pending

and they are also awaiting an update from New Hampshire Department of Transportation (NH DOT) for the driveway permit. Bergeron said he didn't see any major issues regarding the pending permits.

**Public Hearing closed at 6:12 p.m.**

**Motion** to approve the request of Brickstone Land Use Consultants, agent on behalf of SET Real Estate Holdings, LLC, to construct a 3,375 s.f. addition to the existing building on property situated at 93 Monadnock Highway and shown at Tax Map 18, Lot 134 in the Business District was made by Skiba contingent on acquisition of wetlands permit and receiving approval for modification of driveway permit. There was a second by McConnell, and no further discussion. All were in favor. **Motion passed.**

- B. **Site Plan Review Application** - Brickstone Land Use Consultants, agent on behalf of Eunice Pappas, wishes to utilize the property situated at 6 South Road for construction equipment storage, and parking and office for a construction company and equestrian business. The property is shown at Tax Map 31, Lot 3 situated in the Business District.

**Public Hearing opened at 6:13 p.m.**

**Presentation and Discussion:** Bergeron displayed the plan for the property on South Road. He focused on the south western corner of the property where the plan is more detailed. He said the first application is for office space. He indicated the horse barns and the building with three apartments, noting that the third apartment is not legal and will be devoted to office space. There are no additions planned to the building. The office will be used for the construction business and the equestrian business. The second application is for the storage of construction equipment. He spoke about screening with fencing to State Route 32. He said the area is bowl shaped and drainage runs to the center. They will be putting in an infiltration system, perforated pipe in stone with catch basins. He spoke about additional parking required since there are 33 stalls for horses and need for parking for horse owners. He also noted parking for construction equipment and spoke about a loam pile. Page said he would like to see the location for that part of the operation (the loam pile) defined on the plan.

Page asked for comments from abutters or other public input. Resident Sean Newman of 38 South Road asked about traffic flow and the speed limit. He said it is his concern that there is speeding on South Road. Page noted that South Road is a State maintained road and controlled by the State at 40 MPH. He noted that the town has a lower speed limit for local roads.

Bergeron said the surface will stay gravel. There was discussion about the flood plain adjacent to the river. Mike Pappas said manure mixed into loam is a byproduct of the farm and past owners didn't have the equipment to utilize the manure to manufacture loam. He said that among proper practices for manure is to reuse the manure. He said it is his intention to keep manure away the river. He said the loam is situated behind the fencing by State Route 32 because that is the best place to hide the loam pile without being near to the river. Pappas said he moves the pile with a backhoe and turns it. Bergeron said the logical place for the loam pile is in the northwest corner of the parking area and outlined it on the plan.

Pappas agreed that the traffic speed is too high and should be lower since it is hard to get a horse trailer out of the property.

Carbonneau had a question regarding manure/loam processing – about customers coming to the site to buy the product. Pappas said the dump trucks come to take away the loam. Carbonneau noted the Zoning Board of Adjustment (ZBA) ruling. She said the ZBA said approval was based on there being no sale of construction material at the site. Johnson said gravel, aggregates, and crushed rock are concerns. Carbonneau said sand that is coming in becomes construction material. Pappas said sand is for the paddocks and part of making loam. Carbonneau stressed that the intent was that customers would not be coming to the site to purchase materials. McConnell said he didn't see loam as a construction material. Page asked the members of the Board about a vote for loam as an agricultural product.

Skiba **moved** to consider the loam product as a farm/agricultural product and not a construction product, second by McConnell. All were in favor. **Motion passed.**

Johnson asked about protecting the loam pile so it isn't covered with snow during the winter. Mike Pappas said the loam pile would probably be covered.

#### **Public Hearing closed at 6:34 p.m.**

McConnell **moved** to approve the request of Brickstone Land Use Consultants, agent on behalf of Eunice Pappas, to utilize the property situated at 6 South Road for construction equipment storage, and parking and office for a construction company and equestrian business on property shown at Tax Map 31, Lot 3 in the Business District, subject to NH DOT road cut approval and the defined area of loam storage be shown on the plan. There was a second by Skiba. No further discussion. All were in favor. **Motion passed.**

#### **OTHER APPLICATIONS**

- A. **Free-standing sign application** - Pro signs on behalf Gomarlo's Inc. wishes to install replacement signage on the existing canopy situated at Tax Map 72, Lot 98-1 situated in the Business District. The property is located at 765 West Swanzey Road and is owned by Gomarlo's, Inc.

**Discussion:** Carbonneau said the present day Gulf gasoline signs will become Irving signs. She said they are replacing the face on the canopy and they will need a building permit because of some electrical work to be done.

**Motion** was made by McConnell to approve the free-standing sign application, second by Skiba, and no further discussion. All were in favor. **Motion passed.**

#### **DISCUSSIONS/OTHER BUSINESS**

##### **Car Dealership Signs**

There was a brief discussion about car dealership signs when Skiba asked about large signs at car dealerships. He was told that the dealerships applied for and received variances for the signs.

##### **Review of Proposed Accessory Dwelling Unit Ordinance**

Carbonneau spoke about changes made to the proposed ordinance as requested by the Board. She noted the changes made in regard to not being able to have an attached and detached unit on one lot. She referred to a section of the proposed ordinance that reads, "No more than one accessory dwelling unit (either detached or

attached) shall be permitted per single-family dwelling and/or lot.” She said that the public hearing for the ordinance is planned for December 8, 2016.

Carbonneau also spoke about an opinion on short-term rentals provided by Town Counsel. She noted that Attorney Courtney said there isn’t much guidance from the courts at this point.

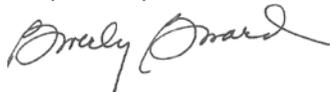
**Motion** was made by Skiba to approve the proposed accessory dwelling unit ordinance, with all changes as proposed including “no more than one accessory dwelling unit either detached or attached shall be permitted per single-family dwelling and/or lot”, and to go to public hearing. There was a second by Self. All were in favor. **Motion passed.**

Carbonneau thanked the Board for defining loam as an agricultural product which will be helpful to Code Enforcement. Page noted that farms have all kinds of different equipment. He said that in the past, farms kept fire department equipment on hand.

#### **ADJOURNMENT**

**Motion** to adjourn was made by Skiba. There was a second to the motion by Johnson with all in favor. **Motion passed.** Adjournment occurred at 6:48 p.m.

Respectfully Submitted,



Beverly Bernard, Recording Secretary