

Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – November 12, 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, Jane Johnson, Selectmen’s Representative Kenneth P. Colby, Jr. Alternate Don Skiba and Alternate Jim McConnell. Page seated Skiba for Fuerderer and McConnell for Smith.

Absent: June Fuerderer, Joe Smith

Others Present: Director of Planning and Community Development Sara Carbonneau, Michael Piermarini Sr.

Minutes:

- Minutes from October 22, 2015 were considered. There was a **motion** by Self to approve the Minutes of October 22, 2015. There was a second by Skiba and no further discussion. All were in favor except Colby who abstained. **Motion passed.**

Regional Impact: Board members considered whether any items on the agenda could be construed as having 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 Colby with no further discussion. All were in favor. **Motion passed.**

DISCUSSIONS/OTHER BUSINESS

1. **Request to Locate Mobile Food Truck** – Michael Piermarini, Sr. requested permission to locate a mobile food truck on property situated at 766 West Swanzey Road, situated in the Business District. The property is shown at Tax Map 72, Lot 56-1 and is owned by Bruce Willard and Theresa Hebert. The application reviewed by the Board noted that “Wooo Doggie” has been operating the past two summers. Self asked where exactly the food truck would be set up. Piermarini, Sr. said that he will set up at the north end of the lot. Piermarini also noted that there is quite a lot of parking space available. Carbonneau asked about setting up a tent and picnic tables and Piermarini showed the Board on the map where that would be. Johnson asked about signage. Johnson suggested that Piermarini get together with the other businesses for signage.

Motion was made by McConnell to approve the request to locate the mobile food truck on property situated at 766 West Swanzey Road, situated in the Business District, shown on Tax Map 72, Lot 56-1 owned by Bruce Willard and Theresa Hebert. There was a second by Skiba, all were in favor. **Motion passed.**

Piermarini, St. left the meeting at 6:06 p.m.

- 2. Proposed Zoning Amendments 2016.** The Board held a discussion on proposed zoning amendments to be presented to voters at the March 2016 Town Meeting. Carbonneau explained that the request impacts on the Homestead Woolen Mill in the business district. She noted that Smith asked about whether adding hotel or motel to the district would also entail allowing for a homeless shelter. Carbonneau suggested a definition for a boarding house and possibly a homeless shelter being added to separate it from a hotel. Carbonneau explained uses permitted on that property. McConnell focused on appropriate uses for the district. Page said the simplest way to designate appropriate uses for the district is to adopt a definition for a homeless shelter and add it to the business district as an allowable use by Special Exception. Carbonneau said that she thought that would work. Johnson asked if there was a rush to make a decision. Carbonneau said that there are only two meetings left in the year given Thanksgiving and Christmas. She noted the deadline for getting it on the Warrant is in January. Johnson asked for more time to consider the issues. Page suggested that a special meeting be planned for December 17th to make a decision by the Board. He said that should be enough time to digest the information.

McConnell **moved** to have two meetings in December, the first at the regularly scheduled date of December 10, 2015, with the second meeting to be on December 17, 2015. There was a second by Johnson and no further discussion. All were in favor. **Motion passed.**

McConnell asked about when a hotel or motel goes out of business could someone buy the property and turn it into a homeless shelter. Carbonneau said basically that is the way it is right now, and Page said defining a homeless shelter with conditions gives some measure of control of where one might be located. Page referred to site plan reviews for specific details for facilities. Carbonneau said she would provide some definitions for the Board to consider at the December 10, 2015 meeting.

- 3. Resignation** submitted by Jeff Goller was considered by the Board. Term for Goller was until 2018; Carbonneau said an individual could be appointed to fill the term to March 2016. She noted the position would then go on the ballot in March 2016.

McConnell **moved** to appoint Skiba to fill the term of Goller to March 2016, second by Self, and no further discussion. All were in favor. **Motion passed.**

- 4. Discount Oil with Massachusetts license plates** - Johnson asked about Discount Oil trucks having a Massachusetts license and Page said that their core business is in Massachusetts.
- 5. Lower Main Street, Keene, Construction** - Page spoke about lower Main Street in Keene construction to put a box culvert into the road, which will shut down one or the other side of the road and cause traffic problems.
- 6. State Route 12 Roundabout Completion** - Carbonneau said that the roundabout on State Route 12 has been completed and seems to succeed in calming traffic.
- 7. Mitchell Gravel** - Johnson asked about the Mitchell Gravel business and whether they have applied for extending the pit depth as they did in Winchester, New Hampshire recently. Carbonneau said they have not yet submitted an application to the Town of Swanzey. Johnson asked the difference between a gravel pit and a quarry. Page said the State of NH does not make a distinction. Page noted that Mitchell

has received permission from the Town to continue the current operation which was renewed for five years. Carbonneau mentioned there is some litigation regarding blasting that is pending. Carbonneau mentioned that Jasmin does check twice a year on the operation. Page briefly spoke about the noise generated by the gravel pit and suggested that members drive down to the pit and check out the noise level which he said is not loud once on State Route 10. He urged members to visit the pit to attest to the lack of noise/noise. Carbonneau suggested calling ahead before visiting the operation.

Adjournment

Motion to adjourn was made by Skiba, seconded by McConnell, with all in favor. ***Motion passed.***
Adjournment occurred at 6:50 p.m.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Beverly Bernard".

Beverly Bernard, Recording Secretary