

Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – November 13, 2014

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, June Fuerderer, Jeff Goller, Board of Selectmen Representative Kenneth P. Colby, Jr., Alternate Don Skiba, Alternate Jane Johnson and Alternate Jim McConnell. The roll call and agenda for the meeting was read by Chair Page. Page seated Johnson for Smith and McConnell for Lerandeau.

Absent: Joe Smith, Gus Lerandeau

Others Present: Director of Planning and Community Development Sara Carbonneau, Dave Bergeron from Brickstone Land Use Consultants, LLC, Rob Hitchcock, Stan Borofsky, Town Administrator Shane O’Keefe, and various residents of the Park Street area.

Minutes:

- Minutes from September 11, 2014 were considered. There was a **motion** by Goller to approve the Minutes of September 11, 2014 and a second by Colby. No further discussion. All were in favor except Johnson and McConnell who abstained. **Motion passed.**
- Minutes from October 9, 2014 were considered. There was a **motion** by Colby to approve the Minutes of October 9, 2014 and a second by McConnell. No further discussion. All were in favor. **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 Fuerderer that no items on the agenda could be reasonably construed as having the potential for regional impact. Second by Goller, no further discussion, and all were in favor of the motion. **Motion passed.**

A. PUBLIC HEARINGS -

Public Hearing opened at 6:01 p.m.

1. **Boundary Line Adjustment** between Tax Map 63, Lot 10-1 and Tax Map 62, Lot 13-1. Tax Map 63, Lot 10-1 is owned by Sherman & Marjorie Lovering Trust and Tax Map 62, Lot 13-1 is owned by Anthony Dubois, III and Joseph Dubois. The properties are situated off Winch Hill Road and are located in the Rural/Agricultural District. No one was present to represent the applicants. Carbonneau said she didn’t feel confident enough to represent the applicants.

Fuerderer made a **motion** to continue to December 11, 2013 the Public Hearing for a request for Boundary Line Adjustment between Tax Map 63, Lot 10-1 and Tax Map 62, Lot 13-1 owned by Sherman & Marjorie Lovering Trust and Anthony Dubois, III and Joseph Dubois respectively

on properties situated off Winch Hill Road. There was a second by Colby. All were in favor.

Motion passed.

Public Hearing closed at 6:02 p.m.

Public Hearing opened at 6:03 p.m.

2. **Modification to a Previously Approved Site Plan** – Brickstone Land Use Consultants, LLC, agent on behalf of SS Baker's Realty Co., LLC wishes to modify a previously approved site plan. The property is situated at 47 Monadnock Highway and is shown at Tax Map 18, Lots 184 and 185 situated in the Business District. The Applicant wishes to make revisions to the drive-thru lane, which includes the merger of Lots 184 and 185 on Tax Map 18.

Dave Bergeron displayed a site plan for the modification of the Dunkin' Donuts site. He said the issue for the drive-in windows is that cars waiting to be served at Dunkin' Donuts back up into Park Street, blocking traffic. Bergeron said the proposal is to merge two lots and provide more space for stacking of cars both before and between menu board and pickup. Employee parking occurs in the second lot. There will be a new location for the dumpster and for the menu board. Run-off water will flow into a central holding pen designed to take storm water. No new lights being added to the building, parking or drive-thru lane.

Resident and neighbor to the site, Susan LaFountain, asked when the work would be done, and said she would like to see it done as soon as possible since the traffic situation is intolerable. Bergeron said construction would be scheduled for next spring. Resident Anne Karasinski asked about the impact of the plan in regard to the nearby roundabout to be built in 2015 by the State of New Hampshire Department of Transportation (DOT) – will their changes have impact on the Dunkin' Donuts plan. Bergeron said he was assured that what the DOT is doing will not be a particular problem for the Dunkin' Donut site.

Karasinski asked about the number of cars that would be anticipated to be waiting with engines running, and creating air pollution. Bergeron said the hope is that folks should drive faster through the line and not generate more bad air. Cindy Ansaldo, neighbor, also asked about the roundabout impact on the site. Bergeron said the roundabout will tend to back traffic up a bit on Park Street. Drivers can go left or right coming out of the driveway. A question came up regarding restricting to right turns onto Route 12 only once the roundabout is constructed to keep traffic flowing. Bergeron noted cars tend to slow down in a roundabout and that might make it easier to egress the site to the left. Page noted that the DOT has already done a traffic study for the area.

Discussion occurred in regard to where a driveway might be located further west on Park Street. Bergeron said he anticipates that both lanes in the driveway onto Park Street will be open with the new configuration. Gain is about four cars, so that a dozen cars can be in line figuring 22 feet per car for space. Discussion occurred about using more of the second piece of property and Bergeron said the owner wants to be able to use the property for a second building in the future. Lafountain suggested adding some length to the driveway because the residents see a large number of cars backing up onto Park Street. Ansaldo said a neighborhood concern is the fact that across the street from Dunkin' Donuts there are already many businesses with multiple entrances. The idea of putting another business in the area is a concern because of the congestion that already exists. Discussion

occurred regarding the amount of footage (about 50 feet) being used from the second lot. Self noted that this proposal is an improvement compared to the current situation. Self said four additional cars are better than none. Page pointed out that the applicants are also proposing to merge the second lot with the first. So the second lot would not be sold for another business.

McConnell said he would like to see more options and he would like to see the traffic situation addressed. Page said the Board can either accept or reject this application. Self noted that if another business was being proposed for the second lot, then the Planning Board could require a different traffic pattern if it was determined that a problem would be exacerbated. Self and Colby reiterated that the proposal is better than the existing situation. Colby asked if the entrance could be made 3-lanes wide in order to reserve one lane for the drive-through which would allow non-drive through traffic headed for the parking lot to flow more easily. Bergeron said that this could be done.

Page asked for further comment and there was none.

Public hearing closed at 6:38 p.m.

Goller made a **motion** to approve the site plan of SS Baker's Realty Co., LLC to modify a previously approved site plan for revisions to the drive-thru lane at the Dunkin' Donuts business situated at 47 Monadnock Highway, shown at Tax Map 18, Lots 184 and 185 and to include a three-lane driveway onto Park Street, second by Self. No further discussion. All were in favor. **Motion passed.**

B. OTHER APPLICATIONS – (The following application was considered for completeness only.)

1. **Brickstone Land Use Consultants, agent on behalf of Thomas Swanzey Real Estate, LLC, wishes to construct two additional self-storage units** (total of an additional 5,100 s.f.) on property situated at 439 West Swanzey Road and is shown at Tax Map 55, Lot 6 situated in the Commercial/Industrial District.

Bergeron displayed a site map for the proposed plan for the State Route 10 mini-storage facility. The proposal is to add two mini-storage buildings in the up land area; no wetlands to be impacted. Drainage will be handled by new retention areas. Building will look like the existing buildings, including lighting. Bergeron noted that only electric utilities are in these buildings, no sewer or water. Page said the question to be determined tonight is whether the application is complete. Page asked for abutters, there were none. No concerns or questions from the Board.

Motion was made by Johnson to accept the application of Thomas Swanzey Real Estate, LLC to construct two additional self-storage units on property situated at 439 West Swanzey Road, Tax Map 55, Lot 6 as being complete and ready for Public Hearing on December 11, 2014. There was a second by Colby. All were in favor. **Motion passed.**

C. OTHER APPLICATIONS

1. **Notice of Voluntary Merger** – SS Baker’s Realty Co., LLC wishes to merge properties shown at Tax Map 18, Lots 184 and 185 situated in the Business District. Bergeron briefly described the reasons for the request for merger of the lots.

Motion was made by McConnell to approve the request of SS Baker’s Realty Co., LLC to merge properties shown at Tax Map 18, Lots 184 and 185 situated in the Business District. There was a second by Fuerderer. And all were in favor. **Motion passed.**

2. **Notice of Voluntary Merger** – Margaret J. Hale wishes to merge properties shown at Tax Map 62, Lots 3 and 4 situated in the Rural Agricultural District. Carbonneau said there is no assessing card for Lot 4. This is a housekeeping matter to take care of the fact that lot 4 has been taxed as part of lot 3 for many years.

Motion by McConnell to approve the request of Margaret J. Hale to merge properties shown at Tax Map 62, Lots 3 and 4 situated in the Rural Agricultural District. There was a second by Fuerderer, and all were in favor. **Motion passed.**

3. **Furlone, LLC seeks a minor modification to its previously approved site plan** (solar panel system project), changing the location of the electrical connection for the panels and utilizing overhead utilities. Page referred to a letter from Furlone, LLC who originally proposed to use the meter on the pump station, however, he is now proposing to feed the Kingsbury building. Bergeron displayed a site plan. He said the original plan wasn’t working out, and now the owner wishes to put in a pole and service the Kingsbury building.

There was a brief discussion regarding the subject that had been raised by Furlone, LLC of payment in lieu of taxes. Town Administrator Shane O’Keefe said he hadn’t heard anything further about this issue. Page noted that the solar array has already been approved and this change simply refers to how the electricity gets off the property. Page said the plan is not affected.

Motion was made by Self to approve the request of Furlone, LLC for a modification of the site plan changing the location of the electrical connection for the panels and utilizing overhead utilities. There was a second by McConnell, no further discussion and all were in favor. **Motion passed.**

4. **Todd Tardiff seeks permission to add hairstyling chairs to Marissa’s Nails**, located at 140 Monadnock Highway, Tax Map 18, Lot 69 in the Business District. Carbonneau said that the plumbing was installed anticipating the future addition of hairstyling chairs. No issues were raised.

Motion was made by Self to approve the request of Todd Tardiff to add hairstyling chairs to Marissa’s Nails located at 140 Monadnock Highway, Tax Map 18, Lot 69. There was a second by Fuerderer. No further discussion and all were in favor. **Motion passed.**

C. DISCUSSIONS/OTHER BUSINESS –

1. **Rob Hitchcock wishes to discuss proposed modifications to Sam's Outdoor Outfitters.** Hitchcock displayed a site plan for a parking lot expansion out to Swanzey Factory Road that was approved in the past. He said that the owners are considering some options and would like feedback from the Planning Board. He then said the DOT is planning on a bypass off Swanzey Factory Road during the roundabout construction which was shown on the plan. He said that Sam's Outdoor Outfitters wishes to use the new bypass road once the roundabout construction is completed and Swanzey Factory Road is re-opened to traffic. Hitchcock stated that retaining the bypass road was fine with the State, but would need Site Plan review and approval from the Planning Board.

Considering the possibility of additional space for parking and entrance and egress to the property using the bypass road, a 5,000 s.f. addition to the store could be planned and an expansion of the pavement. He said the thinking is that a permanent gate would be erected to keep drivers from continuing onto State Route 12 from the bypass, keeping it useful as an entrance and exit to Sam's business only.

Owner Stan Borofsky expressed his concern for the ability of drivers to get into the business site once the roundabout is completed. The use of the bypass road will provide an outlet for his customers. Hitchcock said that the bypass would probably be used for both in and out access. Colby stated he didn't see any problem with the plan. Hitchcock also explained that the DOT is okay with Sam's using the bypass road as long as the intersection has a 90 degree angle to Swanzey Factory Road. There were no negative comments from the Board. In general, the Board was receptive to the proposals. However, no decisions or commitments were made by the Board as this was being presented for general discussion purposes only.

2. **Discussion regarding proposed acquisition of a 2+/- acre parcel by the Town**

Discussion was held regarding a proposed acquisition of a 2 +/- acre parcel (part of Map 19, Lot 97-5) for use for a future fire station. Discussion/feedback is required pursuant to RSA 41:14-a. It was noted that the land is being donated with the idea of building a proposed Fire Station on the site. O'Keefe mentioned the Facilities Report prepared by the Scully Architectural firm with a recommendation for a Fire Station on Safford Drive. He reported that the Selectmen are interested in moving forward, and he informed the Planning Board that there is a purchase and sales agreement being put together which would come into play if the Planning Board and Conservation Commission agreed. There would also be public hearings planned (tentatively scheduled for December 9 and December 23) for the proposed acquisition of the land. In addition, a successful Town Meeting bond vote is required to put a Fire Station on the site. Colby noted that the Fire Station has to move out of Town Hall. The current situation is not safe.

Motion was made by Goller to support the idea of accepting the donation of a 2 +/- acre lot which is shown on Tax Map 19, Lot 97-5 for use for a future Fire Station. There was a second by Fuerderer and all were in favor except Colby who abstained. **Motion passed.**

Motion to adjourn was made by McConnell, seconded by Fuerderer, with all in favor. **Motion passed.**
Adjournment occurred at 7:16 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Beverly Bernard". The signature is fluid and cursive, with the first name "Beverly" and the last name "Bernard" clearly distinguishable.

Beverly Bernard, Recording Secretary