

**SWANZEY PLANNING BOARD MINUTES  
DECEMBER 8, 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 Chairman Glenn Page. Members present: Glenn Page, Scott Self, June Fuerderer, Jeanne Thieme, Selectmen's Representative Debbie Davis and alternate Paula Miller. Town Planner Sara Carbonneau was also present. Miller was seated for Goller. 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 Fuerderer that no items on the agenda could reasonably be construed as having the potential for regional impact. Seconded by Self. Vote: All in favor.

**A. PUBLIC HEARINGS -**

**1. Proposed Amendments to the Swanzeay Zoning Ordinance:**

Proposed Amendment #1: This amendment simplifies existing Section III-A (Swanzeay Building Regulations); establishes the authority of the Board of Selectmen to establish fees; adopts design criteria established by the International Code Council; and streamlines the Certificate of Occupancy/Completion process.

Proposed Amendment #2: Establishes time limits on Special Exceptions and Variances if not substantially acted upon within, or ceases for more than, two years and provides for a one-time, one-year extension.

Proposed Amendment #3: Clarifies the regulations regarding indoor composting toilets.

Public hearing opened. Page asked if anyone had any comments. Self suggested in Section III-A.2. State Regulations, the word "applicable" should be deleted, as State law is always applicable. Public hearing closed. Motion by Fuerderer to put the proposed Amendments, as corrected by Self, on the March ballot for town vote. Seconded by Self. Vote: All in favor.

**B. OTHER APPLICATIONS -**

1. Attached Sign Permit Application - APS Investment, LLC wishes to install a 94.5 s.f. attached sign on property situated at 588 Monadnock Highway, shown at Tax Map 2, Lot 9 in the Business District. Carbonneau informed the Board that the applicant is not quite sure if they want the sign centered between the two windows or just centered over one set of windows closest to the entrance. The Board agreed that it doesn't make any difference. Motion by Self to approve sign application at either location. Seconded by Thieme. Vote: All in favor.

**C. DISCUSSIONS/OTHER BUSINESS -**

1. **Minutes from November 10, 2011.** Motion by Fuerderer to approve minutes from November 10, 2011. Seconded by Page. Self, Davis, Thieme and Miller abstained as they were not at the meeting. As there was not a quorum, consideration of the minutes will be deferred to the December 22<sup>nd</sup> meeting.
2. Carbonneau informed the Board that the first Planning Board meeting in January will be held on January 5, 2012, as the budget hearing is scheduled for January 12.
3. December 20<sup>th</sup> at 10:00 a.m. in Concord a public meeting (versus a public hearing) on the Route 12/Lake Street roundabout is scheduled.
4. Carbonneau also informed the Board that she anticipates that Edon Tap (the Talbot Hill Road subdivision project) may be seeking a revision of their plans from a 3 phase to a 2 phase with construction not to begin until late 2012 or early 2013. Carbonneau stated that they will need to submit revised plans to reflect the revised phasing. Self asked if this is just a revision and Carbonneau stated "yes, as to the phasing;" Carbonneau noted that there still needs to be a public hearing to set the bond amount.
5. Page informed the Board that the State approved the sewer discharge permit for the new building at the Market Basket location.

Motion by Fuerderer to adjourn. Seconded by Miller. Vote: All in favor.

Meeting adjourned at 7:20 p.m.

Submitted by,

Donna Munson  
Recording Secretary