

SWANZEY PLANNING BOARD MINUTES
DECEMBER 22, 2011

Minutes are not final until reviewed and approved by the Board. Review and approval 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, Scott Self, June Fuerderer, Joe Smith, Jeff Goller, Selectmen's Representative Deb Davis, and alternate Paula Miller. Miller was seated for Jeanne Thieme. 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 Smith. Vote: All in favor.

A. Public Hearings -

1. Multi-Tenant Application - Gregg Whitcomb wishes to use a portion of the premises situated at 140 Monadnock Highway for a business consisting of sports marketing and apparel wear. The property is shown at Tax Map 18, Lot 69 situated in the Business District. The property is owned by Kenneth Bergeron. Bergeron appeared before the Board on behalf of the applicant. No abutters were present. Public hearing opened.

Bergeron stated that Whitcomb will occupy space on the second floor. Renovations to the second floor will be done, creating office space. Bergeron stated that the business consists of sports marketing and apparel wear; there will be some display of product to be used as "samples" of what is offered.

Bergeron stated that Fire Chief Skantze has reviewed the building. Bergeron has agreed to install a new fire detection system and connect it to mutual aid by September 2012. Feedback from Code Enforcement Officer Greenwood requests that the "business use will have to be evaluated for building code application when building permit is applied for."

Bergeron noted that a sign would be installed on the existing sign board. Page reminded Bergeron that a sign permit application would need to be submitted to the Planning Board. Public hearing closed.

Motion by Self to approve the multi-tenant application, subject to review and approval by the Code Enforcement Officer. Seconded by Smith. Vote: All in favor.

B. Discussions/Other Business -

1. Board members reviewed a NH-DOT driveway permit application submitted by Gemica Properties, LLC (Nissan of Keene on Route 12). Carbonneau noted that the applicant has submitted a wetlands permit application. In addition, Carbonneau stated that she anticipates applications to both the Zoning Board of Adjustment and the Planning Board sometime early in 2012. After reviewing the application, Board members had no concerns regarding the relocation of the driveway. Motion by Self to send a letter to NH-DOT stating that it has no concerns regarding the relocation of the driveway. Seconded by Goller. Vote: All in favor.

2. Carbonneau informed the Board that an agreement for professional services has been signed by the Board of Selectmen with Underwood Engineers. This agreement provides technical and professional assistance in developing road and other infrastructure standards, policies and procedures. Carbonneau anticipated coordination with the Planning Board in order to incorporate these standards, policies and procedures into subdivision and site plan review regulations.

3. Minutes of December 8, 2011. Motion by Fuerderer to approve the minutes of December 8, 2011 as submitted. Seconded by Davis. Vote: All in favor with Smith and Goller abstaining.

4. Minutes of November 10, 2011. Minutes could not be considered for approval, as a quorum of those present at the meeting on November 10, 2011 were not present this evening. Carbonneau reminded the Board that approval of minutes is not required by state statute.

5. Petitioned zoning amendment. Carbonneau briefly reviewed the procedure for addressing petitioned zoning amendments.

Motion by Goller to adjourn. Seconded by Self. Vote: All in favor. Meeting adjourned at 7:10 p.m.

Submitted by,

Sara H. Carbonneau
Town Planner