

Town of Swanzey, New Hampshire
Swanzey Zoning Board of Adjustment
Meeting Minutes – March 17, 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 Zoning Board of Adjustment (ZBA) was called to order at 7:01 p.m. by William Hutwelker. Present were William Hutwelker, Jerry Walker, Bob Mitchell, Charles Beauregard, Jr., and alternate Sarah Tatro. Director of Planning & Community Development Sara Carbonneau served as recording secretary for the evening. Hutwelker (in his capacity as Selectman) swore-in recently elected members Charles Beauregard, Jr. and Bob Mitchell. Also present was alternate member candidate Shane Bryant, who (after being approved and sworn-in) participated in all discussions.

Minutes: Motion by Mitchell to approve the Minutes for the meeting of February 10, 2014, seconded by Walker and all were in favor. **Motion passed.**

- 1. Appointment of Alternate Members** – Carbonneau stated that she had received three nominations for alternate positions. Candidate Shane Bryant was present. Bryant reviewed his background, indicating that he had recently moved to Swanzey and was interested in volunteering. Motion by Beauregard to appoint Shane Bryant as an alternate member, term to expire at Town Meeting 2017. Seconded by Walker. Vote: All in favor. Hutwelker swore-in Bryant as an alternate member.

Hutwelker stated that Recording Secretary Beverly Bernard had also expressed interest in the position. Board members were of the opinion that while they appreciated her offer, they felt that it could possibly compromise the superb work that she does as recording secretary. In addition, they felt that there was less likelihood of any challenge to the minutes if the recording secretary was not a board member.

Hutwelker noted that Jim Vitous had also expressed interest in once again serving as an alternate. Vitous was not present this evening, so action on the appointment was deferred.

- 2. Election of Officers** – Motion by Mitchell that Hutwelker serve as Chair and Thibault serve as Vice-Chair. Seconded by Walker. Vote: All in favor.
- 3. Discussion** regarding ZBA procedures, RSA 91-A (Right to Know Law), ex parte discussions, etc. Carbonneau and Board members reviewed these topics, with Carbonneau providing fact sheets from the N.H. Municipal Association.
- 4. Discussion** regarding density requirements/water supply/sewer. Board members discussed the provisions in the zoning ordinance for multi-family housing connected to public sewer. Concern was expressed that some projects approved in the west village that are connected to a private water system may not have adequate water capacity for fire protection. It was suggested that a recommendation be made to the Planning

Board that a zoning amendment be put forth stating that in addition to public sewer, public water is also required for multi-family housing.

Carbonneau also noted that there are other factors that may come in to play when considering a special exception for multi-family housing, noting that “adequate and appropriate facilities” can involve more than septic/sewer, water and parking. Carbonneau stated that factors such as the proximity to recreational opportunities, parks, transportation, etc. could be considered. Hutwelker inquired if a condition of granting the special exception could be that the plan is in conformance with the Town’s Master Plan. Carbonneau stated that she would check into this.

In addition, board members felt that minimum lot coverage requirements should be considered by the Planning Board.

Motion to adjourn made by Beauregard, seconded by Tatro; all were in favor. **Motion passed.**
Adjournment at 8:10p.m.

Respectfully Submitted,

Sara Carbonneau, Director
Planning & Community Development