

Town of Swanzey, New Hampshire  
**Swanzey Zoning Board of Adjustment**  
Meeting Minutes – July 18, 2016

*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.*

A meeting of the Swanzey Zoning Board of Adjustment (ZBA) was called to order at 7:00 p.m. by Vice Chair Keith Thibault. Present were Vice Chair Thibault, Bob Mitchell, Alternate Shane Bryant, Alternate Eric Kallio, Alternate Marty Geheran and Beverly Bernard, Recording Secretary. The Recording Secretary called the roll and read the Agenda for the meeting.

**Absent:** Chair William Hutwelker, Bryan Rudgers, Sarah Tatro, Alternate Adam Mulhearn and Alternate Charles Beauregard, Sr.

The Vice Chair seated Geheran for Hutwelker, Kallio for Rudgers, and Bryant for Tatro.

**Others Present:** Director of Planning and Community Development Sara Carbonneau, Paul Thomas, and Nathan Chamberlain from Fieldstone Land Consultants

#### **MINUTES**

- Meeting Minutes for June 20, 2016 were considered. **Motion** was made by Geheran to approve the meeting minutes of June 20, 2016. There was a second to the motion by Mitchell. No further discussion was held and all were in favor. The ***motion passed.***
- Meeting Minutes for May 16, 2016 were considered. **Motion** was made by Mitchell to approve the meeting minutes of May 16, 2016. There was a second to the motion by Bryant. No further discussion was held and all were in favor except Geheran who abstained. ***Motion passed.***

#### **PUBLIC HEARINGS**

##### **Request for special exception**

Paul Thomas requests a special exception from Section V.B.2 to permit the construction of multi-family housing (1 existing unit and 16 new units) on property situated at 115 Old Homestead Highway. The property is situated in the Business and Shoreland Protection Zoning Districts and is shown at Tax Map 37, Lot 7. Continued from June 20, 2016.

##### **Public Hearing opened at 7:05 p.m.**

Chamberlain presented the plan for the development to the Board. He showed the Board the plans for the driveway and parking spaces, the buildings will be ranch-style to be below the glide path for the airport, the floorplan and elevation and one car garage, and the engineering drawings which included drainage plans. He said there would be no water going off site and instead going into a retention basin at the rear of the property. He also showed landscaping and utility plans. He explained that the sewer line will be to the north of the property going to public sewer on State Route 32, which has been

reviewed and approved. He noted a fire hydrant at the end of the driveway. Chamberlain said that the lights will be downcast LED lighting and they will not shed any light on the abutter property.

He said the following concerns were addressed: adequate facilities for sewer, approved driveway permit from the State of New Hampshire, approval from the FAA, and approval from the water and sewer commissions.

He noted that multi-family use in a business zone is the reason for the request for a special exception. He then reviewed the conditions under which the exception could be granted.

Geheran asked about the square footage of each unit, and Thomas said that each would be about 1,000 square feet, with two bedrooms. Geheran asked if the units will be owned. Carbonneau said the application is such that the option exists for Thomas to either sell the units as Condominium or retain ownership of the units and rent them as Apartments.

Geheran noted that there will be additional traffic of cars on a weekday morning trying to enter State Route 32. He said it was somewhat of a concern. There was a discussion about means of getting around traffic congestion. Thomas said the project is targeted for retired persons or young professionals and he didn't think there would be any traffic issues.

Thomas was asked about when he would build the units, and he said they would be built four at a time and more as those are sold. Thomas said radiant heat fueled by electric or propane in the slab floor will be the primary heating.

Carbonneau noted that the July 14<sup>th</sup> letter from the Fire Department explains that the main entrance road will need to be marked as a Fire Lane, with no parking. Mitchell asked if parking would be acceptable on the grass and Chamberlain agreed. There will be no dumpsters. Residents will have to haul their own trash.

Carbonneau said a final approval from the Fire Department would be necessary but since the development will be supplied by public water there should not be an issue.

Thibault asked the Board for questions or comments; Mitchell said he has a concern if there is no plan for a dumpster in the plan, since it could evolve into an apartment complex. He said it isn't a major objection, but just a bit of a concern.

**Public hearing closed at 7:36 pm.**

The Vice Chair considered the request of Paul Thomas for a special exception from Section V.B.2 to permit the construction of multi-family housing (1 existing unit and 16 new units) on property situated at 115 Old Homestead Highway, located in the Business and Shoreland Protection Zoning Districts and shown at Tax Map 37, Lot 7.

*Is the exception allowed by the ordinance?* **All said: yes**

*Are the specified conditions present under which the exception may be granted?*

- a. *Is the proposed use similar to one or more of the uses already authorized in that District – All said: yes – there are already multi-family homes in the area and is it an appropriate location for such use? – Kallio said yes, the development is on a main road; Bryant said yes, Geheran said he wasn't sure how many folks will want to live near an airport – he said his concern about the location is the airport being there and it feels a bit cramped use of the land but he said yes; Mitchell said yes and that people get used to airport noise quickly. Thibault said yes.*
- b. *Will such approval reduce the value of any property within the district – All said no and it would enhance the neighborhood or otherwise be injurious, obnoxious, or offensive to the neighborhood? Geheran said that based on the plan for landscaping, he thinks no. Thibault said that trash needs to be managed and he is concerned about no dumpsters being planned but he said no, as did the rest of the Board.*
- c. *Will there be a nuisance or serious hazard to vehicles or pedestrians? Mitchell said no; Geheran said he was concerned about increase in traffic on weekday mornings but he would say no; Mitchell added the Board has never taken exception when the State has issued a driveway permit; Bryant said no; Kallio said no; Thibault said no, and he didn't think there would be more than 9 trips per day going in and out of the driveway.*
- d. *Will adequate and appropriate facilities be provided for the proper operation of the proposed use? Mitchell said yes; Geheran said yes and he said the plan looks very thorough and well-thought out; Bryant said yes, Kallio said yes, Thibault said yes but had a concern with the limited parking for guests.*

The Vice Chair entertained a motion to approve the request based on the responses to the checklist for granting a special exception.

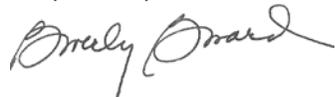
Mitchell **moved** to grant the request of Paul Thomas for a special exception from Section V.B.2 to permit the construction of multi-family housing (1 existing unit and 16 new units) on property situated at 115 Old Homestead Highway, located in the Business and Shoreland Protection Zoning Districts and shown at Tax Map 37, Lot 7. Kallio seconded the motion and there was no further discussion. All were in favor. No one opposed. **Motion passed.**

There was a brief discussion about meeting in August.

#### **ADJOURNMENT**

**Motion** to adjourn was made by Kallio, seconded by Bryant and all were in favor. **Motion passed.** Adjournment occurred at 7:50 p.m.

Respectfully Submitted,



Beverly Bernard, Recording Secretary