Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – December 16, 2021
Whitcomb Hall, Main Street, Swanzey, NH

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.

CALL TO ORDER:
The meeting of the Swanzey Planning Board was called to order at 6:00 p.m. by Chair Scott Self. The meeting was held at Whitcomb Hall and via Zoom software for the public. Members present: Scott Self, Selectmen's Representative Bill Hutwelker, Michael York, Jane Johnson, Richard Lane, and Director of Planning and Economic Development Director Matthew Bachler. The Chair called the roll and read the agenda for the evening.

Absent: Richard Sainsbury, Brandon Self, Alternate Steve Malone

Others Present: Paul Thomas, Jim McConnell, Victoria Bunker, Lawrence Racine, Amanda Gunseth

PUBLIC ACCESS: The public access to the meeting online via www.zoom.us,using the Zoom App, or using a landline by calling (929) 205-6099 and entering Meeting ID number 235 370 4380.

Regional Impact: The members considered whether any items on the agenda could be construed as having potential for regional impact. **Motion** was made by York that there is no item on the agenda which can be construed to have potential for regional impact. There was a second by Lane with no further discussion. All were in favor by roll call. ***Motion passed.***

MINUTES:

- The meeting Minutes of December 9, 2021 were considered. **Motion** was made by Lane to approve the meeting Minutes of December 9, 2021. There was a second to the motion by York. All were in favor except Hutwelker who abstained. ***Motion passed.***

APPLICATIONS AND PUBLIC HEARINGS:
Zoning Ordinance Amendments – Proposed to the 2022 Amendments to the Swanzey Zoning Ordinance

- **Zoning Map changes under Consideration for Young Court**
  Bachler referred to a letter received from James H. Devine II, owner of 42 Monadnock Highway, stating his opposition to the proposed rezoning of his property. Self read the letter into the record. Self commented that these concerns makes sense. Self provided context for why the Planning Board was looking at the zoning map changes. The goal is to rezone residential properties located in the Business District to remove nonconforming issues for property owners. Hutwelker asked for clarification on Mr. Devine's property's address. Bachler noted the address is on Monadnock Highway but there is also an access on Young Court. Hutwelker noted that from a real estate agent's perspective, it does not make sense to group this property in with the other properties on Young Court.

  Victoria Bunker (2 Young Court) – Victoria Bunker noted she is one of the owners of 2 Young Court. Ms. Bunker read a letter on behalf of herself and the other property owner, Joyce Cornwell. She

stated they were opposed to the rezoning due to frontage the property has on Route 12. The property had previously been used for a business a number of years ago. The property is surround by commercial uses. Residents are aware of the business zoning when moving into the neighborhood. The property could also be reconfigured in the future to have access on Monadnock Highway.

Jim McConnell stated he was speaking on behalf of Jim Devine (42 Monadnock Highway). He noted the property has more frontage on Route 12 than Monadnock Highway. He believes this is a commercial property and the zoning should not be changed.

Hutwelker commented that once you get beyond the two properties with frontage on Route 12, Young Court is very much residential. The properties with frontage on Route 12 could remain Business District and the others changed. Self said that the properties on Young Court could be redeveloped for commercial uses in the future. Bachler noted that the properties further east on Young Court are in the Residence District.

Motion was made by York to leave the existing zoning for properties on Young Court as it is and not to recommend any changes. There was a second by Lane with no further discussion. All were in favor except Hutwelker who was opposed. ***Motion passed* (4-1)**.

- **Zoning Map changes under Consideration for Suburban Acres Road** –
  Lawrence Racine (11 Suburban Acres Road) – Lawrence Racine stated he was under the impression his property was in the Residence District already. Mr. Racine commented he had tried to establish a business in the past but was told he could not. Bachler noted no other comments were received from property owners. Bachler and Self reviewed the zoning map with Mr. Racine. Self recommended that the Planning Board continue with the recommendation to change the zoning for properties on Suburban Acres Road to Residence District. The consensus of the Board was to bring this amendment forward to voters for consideration.

- **Zoning Map changes under Consideration for Arrowcrest Drive** –
  Bachler noted that both of the lots have existing single-family dwellings. The Planning Board approved a subdivision for Lot 153 in 2020 for single-family and two-family dwellings. Bachler noted the change to Residence District would simplify this process because they would only need a special exception for the two-family dwellings. There were no members of the public in attendance to speak to the proposed amendment. The consensus of the Board was to bring this amendment forward to voters for consideration.

- **Zoning Map changes under Consideration for Monadnock Highway (State Route 12)** -
  Amanda Gunseth (437 Monadnock Highway) – Amanda Gunseth said her property is split between Business and Rural/Agricultural. This is a residential property and she would like to do more residential uses towards the rear. Ms. Gunseth noted wetlands in the area would restrict development. She asked that the zoning on her property remain the same. Self explained the benefits of changing to Business District. Ms. Gunseth said her intention was to keep it in the family as a residential property. There was a discussion regarding frontage requirements.
  Bachler suggested rezoning the properties shown on Tax Map 16 only (Lots 3, 4, 12, 13, 19, 20-29). Properties on Map 15 would remain unchanged, including Ms. Gunseth's properties. Paul Thomas was in support of the proposed rezoning of his property shown at Map 16, Lot 20-29. Mr. Thomas

noted his concerns about the parking setback requirement of 30 feet and building setback of 75 feet. He noted the setback requirements from the wetlands as well. Bachler noted that the zoning ordinance was changed a few years ago to allow a 30-foot setback for properties in the Business District with frontage on roads other than Route 10 and Route 12.

Motion was made by Self to not include any of the proposed lots for rezoning on Map 15, only properties shown on Map 16. There was a second by Johnson with no further discussion. All were in favor. ***Motion passed.***

Richard Lane left the meeting at 7:00 p.m.

Self provided background information on the setback requirements from Route 12 and from wetland areas. The Board provided Thomas with information on how to pursue an amendment to these requirements. The Board noted there would not be time this year to propose such amendments.

DISCUSSION/OTHER BUSINESS

Swanzey Lake Watershed Based Management Plan Grant Application Letter of Support

Bachler explained the purpose of the lake management plan. He explained that SWRPC would be applying for the grant and administering the grant. The grant would allow the Town to apply for implementation grants from the EPA to address water quality issues.

Motion was made by York to approve a Letter of Support for the Swanzey Lake Watershed Based Management Plan Grant Application. There was a second to the motion by Johnson and no further discussion. All were in favor. ***Motion passed.***

Avanru Development Group Project – Route 10

Hutwelker mentioned to the Planning Board that Avanru Development Group was considering requesting a change to the condition regarding pitched roofs for the multi-family residential development on Route 10 at Perry Lane. Self said the Board would take it under advisement. Bachler mentioned that this was a condition of approval by the Planning Board and would need a formal vote by the Board to modify the approved condition.

Planning Board and ZBA Review Process

Hutwelker asked if there is a process that would allow an applicant to meet with the Planning Board and get direction on whether a ZBA approval was needed. Self mentioned that the Planning Board has a conceptual review process that allows for this discussion.

Next Meeting: January 13, 2022

ADJOURNMENT

Motion to adjourn was made by Johnson. There was a second to the motion by York with no further discussion. All were in favor by roll call. ***Motion passed.*** Adjournment occurred at 7:17 p.m.

Respectfully Submitted,
Matthew Bachler
Director of Planning and Economic Development