Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – October 8, 2026
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 6pm by Chair Victoria Ames. Other members present were Vice Chair Scott Self, Richard Lane, Mark Scalera, Alternate Charlie Harbeck, and Selectman's Representative Alan Gross. Others present were Town Planner Adam Paquette and Recording Secretary Susan Ells.

The Chair called the roll and read the agenda for the evening. A quorum was present.

Absent: Michael York, Brandon Self, Alternates Stacey Goodale and Jane Johnson

SEATING ALTERNATES:
The chair seated Charlie Harbeck for Brandon Self.

Others Present: None

MINUTES:
The meeting minutes of September 24, 2026 were considered. A motion was made by Mark Scalera to approve the meeting minutes as presented. There was a second by Scott Self. All were in favor. With no further discussion, the motion passed.

The joint meeting minutes of September 17, 2026 were considered. A motion was made by Mark Scalera to approve the meeting minutes as presented. There was a second by Scott Self. All were in favor. With no further discussion, the motion passed.

REGIONAL IMPACT
A Motion was made by Mark Scalera that there was no regional impact. There was a second by Richard Lane. All were in favor. With no further discussion, the motion passed.

APPLICATIONS AND PUBLIC HEARING(S):
None

Discussions and Other Business:
Adam Paquette told the Board that he will be meeting with the Town Attorney to review the draft of the proposed amendments. Adam is hoping to reduce the 15 pages into 6 or 7 amendments in easy to read and understand text. The public hearing will be in November; the draft of the amendments should be ready for the October 22 meeting in the wording as they will appear on the warrant. Richard asked if the Governance Committee will be involved in publicizing the hearing; Scott said he felt that should be after the hearing

when the decisions have been made. Chair Ames likes the idea of the Governance Committee being involved to get more attendance at the hearings.

Scott explained that normally in a public hearing, the original ordinance is read aloud, and then the proposed amendment, but that would be extremely lengthy in this case, and the public might be overloaded. He suggested just reading the proposed amendment; Adam agreed and said the originals can be available as handouts for those interested.

Alan Gross relayed the sentiment of the Selectboard to minimize the length of what is on the ballot. Adam replied that this first draft is much shorter than last year.

Richard suggested that, in addition to the full language being available for inspection at the Town Clerk's office, it be available online for those that don't want to go to the Town Hall. Adam said it should be on the website, and on bulletin boards at the post offices.

A. Warrant Article Public Hearing Timeline
    a. **Floodplain District** – Amendment 1 - Chair Ames proposed a slight rewording of the note by breaking the one long sentence into two.
    b. **Childcare Zoning** – Amendment 3 – Richard Lane proposed a slight rewording of the note by changing 'dedicated rules section' to 'dedicated section of rules'.
    c. **Consolidation of Uses & Definitions** – Amendment 2 – this might be split into 2 amendments. Richard Lane proposed changing 'use terms' to 'land use terms'
    d. **Multi-family** – Amendment 5 – no changes
    e. Agriculture – Amendment 4 – no changes
    f. ADU – Amendment 6 – no changes
    g. Manufactured Housing – No amendment needed; captured in Definitions

There was a discussion regarding the date of the first public hearing and the group decided to schedule it for the November 19th meeting.

Chair Ames said that Bob Audette asked her if there was an update on a solar ordinance. This will be investigated further.

Alan invited all to attend the Open House for the new fire station on Saturday, October 10 from 10am - 1pm.

The discussion moved on to the Table of Uses changes that still need some definitions and/or decisions; changes were made and this will be reviewed again at the next meeting.

ADJOURNMENT
A motion to adjourn was made by Richard Lane. There was a second to the motion by Scott Self with no further discussion. All were in favor and the m*otion passed.* Adjournment occurred at 7:55pm.

Next Meeting: October 22, 2026

Respectfully Submitted,

Susan Ells, Recording Secretary

Approved on

DRAFT