Town of Swanzey, New Hampshire
**Swanzey Planning Board**
Meeting Minutes – **August 13, 2026**
Whitcomb Hall, Main Street, Swanzey, NH

**CALL TO ORDER:**
The meeting of the Swanzey Planning Board was called to order at 6pm by Chair Victoria Ames. The meeting was held at Whitcomb Hall and online for the public. Other members present: Vice Chair Scott Self, Michael York, Richard Lane, Mark Scalera, Alternates Stacey Goodale, and Charlie Harbeck, and Selectman's Representative Alan Gross. Also present was 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:** Brandon Self, Jane Johnson

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

**Others Present:**
Kai Kraemer with FACT TV, Jo-Ann and Scott Gauvin, Charles Lawrence, Megan Ulin – Revision Energy, Amanda Palmeira and Brian Latham – City of Keene, John Noonan – Fieldstone Land Consultants

**MINUTES:**
**The meeting minutes of July 23, 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 Richard Lane that there was no regional impact. There was a second by Mark Scalera. All were in favor. With no further discussion, the motion passed.**

**APPLICATIONS AND PUBLIC HEARING(S):**
A. **PB 26-010 – Site Plan Review:** Baylev Holdings LLC, represented by Brice Rayner, has submitted a site plan review application for the property located at 126 Monadnock Highway. The applicant proposes to expand outside storage by excavating the bank on the eastern side of the building, installing a small retaining wall, and paving the area. Additionally, the applicant proposes utilizing the excavated fill to level the northwestern and southwestern sides of the building to create more flat storage space. The property is at Tax Map 103 Lot 84 in the Business District.

Chair Ames explained that this application is a continuation from the July 9, 2026 meeting at which time Mr. Raynor had requested a continuation to have enough time to make the required changes to the plans; additionally, a site visit was conducted at 12:30pm on 7/10/26 by some of the members of the Board.

Mr. Raynor has requested a second continuation.

**Mark Scalera made a motion to approve the request for a continuation of the meeting which will be held on August 27, 2026. The motion was seconded by Scott Self. All were in favor and the motion was approved.**

B. **PB 26-011 – Minor Subdivision:** An application for a minor subdivision has been submitted by Lawrence Land Surveying, acting on behalf of property owner Richard Whitney. The application proposes subdividing the subject property, identified as Tax Map 255, Lot 24, into three individual building lots. The parcel is situated within the Rural/Agricultural District, on the eastern side of Rabbit Hollow Road and south of Swanzey Lake Road.

Charles Lawrence from Lawrence Land Surveying explained that his client, Richard Whitney, has applied to separate the property into three building lots; all lots meet the requirements of frontage. The Select board has approved upgrading a portion of the road that is Class VI to Class V to satisfy the frontage requirements.

The Board reviewed the requested waivers on the plat.

**A motion was made by Scott Self to grant the waivers as it would not have adverse impact on public health, safety, or abutting properties, and that granting the request is consistent with the intent and purpose of the rules waived. Mark Scalera seconded the motion; all were in favor and the motion carried.**

**A motion was made by Scott Self that the application is complete and may proceed to public hearing. Mark Scalera seconded the motion; all were in favor and the motion carried.**

Chair Ames opened the public hearing at 6:15pm.

There was a discussion regarding the difference between Minor and Major Subdivision categories.

There were no public comments.

Chair Ames closed the public hearing at 6:21pm.

**Michael York made a motion to approve the application with the condition of approval from the Public Works Director following the road work, and for any access points off Rabbit Hollow Road. The motion was seconded by Scott Self. All were in favor and the motion carried.**

**Discussions and Other Business:**

**A. PB 26-012 – Boundary Line Adjustment:** An application for a boundary line adjustment has been submitted by Promised Land Survey, acting on behalf of property owners Chad Fontaine, Alice Fontaine, and Deborah Hamel. The subject properties are identified as Tax Map 249, Lots 49 and 50, with addresses at 102 and 110 Goodell Avenue. The parcels are situated within the Residence District, on the northern side of Goodell Avenue and east of NH Route 32.

Adam Paquette explained that the purpose of the application is to adjust the shared boundary line between two parcels at 102 and 110 Goodell Avenue.

**Mark Scalera made a motion to approve the boundary line adjustment application; Scott Self seconded the motion; there was no further discussion; all were in favor and the motion carried.**

**B. Environmental Alternatives Inc. – Site Plan Modification**

John Noonan from Fieldstone Land Consultants presented the request for the site plan modification of the project that was originally approved on May 12, 2025. The proposed changes increase the building size; the parking area has been modified, and the drainage has been revised based on the larger building configuration. All areas drain to the same stormwater management system as approved. There is no increase in the impervious area. The edge of pavement adjacent to the north wetlands does not change; the 50' wetland buffer was added to plans.

Chair Ames asked if there were any public comment.

Scott Gauvin expressed concern about the water drainage that comes off Safford Drive and is contaminating the wetlands.

John Noonan explained that there had been an episode of torrential downpour and they discovered the drains off the roof were not installed in the correct location; the contractor took immediate action to correct the issue. DES has since inspected the property.

Mr. Gauvin agreed that the contractor did a fine job; the problem is with Safford Drive and how its drainage is engineered. He would like the Town to fix the problem, so the runoff stops running into the wetlands. He suggested at least temporarily plugging the pipe, so the water backs up and leaches into the ground as it was originally designed for.

Selectman Alan Gross thanked Mr. Gauvin for bringing forward his concerns. He will bring this to the attention of the Conservation Commission.

Adam Paquette asked Mr. Gauvin for the name of the person he worked with in DES, and he will contact that person directly; he will also contact DPW Director Joe DiRusso.

John Noonan offered to provide a copy of the inspection from DES.

Chair Ames asked if there were any other questions. There were none.

**Richard Lane made a motion to approve the Site Plan Modification; Scott Self seconded the motion; with no other discussion, the motion carried.**

**C. Dillant-Hopkins Airport Ground Mounted Solar – Site Plan Modification**

Megan Ulin from Revision Energy presented minor updates to the site plan that resulted from FAA and AOT permit reviews which were: shifting the stormwater pond associated with the North Array south by 150 to create separation from the taxiway; minor adjustments to the fenceline around the north array and clarifications of interior vs. perimeter fencing for the north and south arrays; reflecting a small area of wetland on the north property line that was unintentionally omitted due to discrepancy between the Town Tax Maps originally consulted for the wetland delineation and the final surveyed boundary lines in this area; and removing color-coded phasing plan (C2.7), construction sequence notes now found on C3.0. The design

intent, size and locations of key features remain the same and continue to conform to the requirements of the site plan regulations, all conditions of the originally approved site plan, and does not alter the general layout and use of the approved site plan.

Chair Ames asked if there were questions from the Board; Mark Scalera commented that there doesn't seem there is anything major to consider.

Alan Gross asked when the project would begin; Megan replied that they expect to begin in September and will stop in April 2027 to safeguard Grasshopper Sparrows, adhering to NH Fish and Game conservation measure and then continue in August 2027.

**A motion was made by Scott Self to approve the Site Plan Modification; Mark Scalera seconded the motion; there was no further discussion and the motion carried.**

**D. Brief Zoning Audit Discussion and Document Handouts**

Adam told the board that the proposed reorganization of the documents will be provided early next week so that there will be an opportunity at the next two meetings to discuss these proposed changes before the next joint committee meeting in September.

Along with the changes is a 5-year outline of changes that could be proposed to voters.

Adam requested the board read it thoroughly and send questions to him.

Scott provided an update on the Water/Sewer project. The Sewer project is in preliminary engineering; the committee should know in the fall what is the recommended route to use. The committee is also looking into how the Town could purchase the water company using a Northern Borders 50% grant of up to $1M. The committee had a meeting with Sara Barrett who will be writing the grants for the Town, and with representatives of Northern Borders last week. He asked the Board to provide ideas of economic benefits purchasing the water company would bring to the town because that would move the Town up the list for being eligible for the grant. He listed Homestead Mill, more development on Route 10; and more fire protection, as some ideas.

**ADJOURNMENT**

**A motion to adjourn was made by Mark Scalera. There was a second to the motion by Richard Lane; with no further discussion, all were in favor and the m*otion passed.* Adjournment occurred at 7:16pm.**

**Next Meeting: August 27, 2026**

Respectfully Submitted,

Susan Ells, Recording Secretary
Approved on August 27, 2026