Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – September 10, 2026
Whitcomb Hall, Main Street, Swanzey, NH

CALL TO ORDER:
The meeting of the Swanzey Planning Board was called to order at 6:00pm 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, Brandon Self, Alternates Stacey Goodale, 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: Jane Johnson

Others Present:
Kai Kraemer with FACT TV, Michael DeLisle, Jon Miner (Cardinal Surveying), Sarah Bollinger (SWRPC), Dan Lang, Mary Hamilton

MINUTES:
The meeting minutes of August 27, 2026 were considered. A motion was made by Mark Scalera to approve the meeting minutes as presented. There was a second by Brandon 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.

Mark Scalera recused himself from participating in the hearing since he is an abutter. Chair Ames seated Stacey Goodale for Mark Scalera.

Chair Ames asked Dan Lang to come forward to explain the site plans.

A motion was made by Brandon Self that the application was complete and could move to public hearing; Scott Self seconded the motion; all were in favor and the motion carried.

A motion was made by Scott Self to grant a waiver for the location of the vicinity sketch on the plan; Brandon Self seconded the motion. All were in favor and the motion carried.

Chair Ames opened the public hearing at 6:27pm and read the application.

APPLICATIONS AND PUBLIC HEARING(S):
PB 26-013 – Aolin Properties Site Plan Review: Aolin Properties has submitted a site plan application to permit two existing storage containers, totaling 800 square feet, on the southwestern side of the property located at 93 Monadnock Highway (Tax Map 103, Lot 63) in the Business District. This

application is being reviewed as part of ongoing code enforcement action to bring the property into compliance.

The subject property currently accommodates a 3,480 square footage building which houses Homestead Covered Bridge Kitchens & Designs and DA Brothers Contractors LLC. The square footage of the proposed structures is 800 square feet. The proposed construction is outside of wetland areas and any buffer zones. Business District requirements are met with this application, as it serves as an accessory to the primary use.

Staff have the following comments regarding this note, and the scale in general: The site plan does not comply with the submission checklist or Site Plan Review Regulations regarding scaling. The checklist requires both a written and graphic scale of 1" = 30', and no waivers were requested. Currently, the plan lists a written scale of 1" = 10' and completely omits the required graphic scale. To ensure the lot's existing and proposed configurations are accurately represented, the entire plan set must be updated to a single, consistent scale. If the new scale deviates from 1" = 30', a waiver must be requested.

Because the storage boxes are already on-site and represent a minor expansion to an existing business, staff has no immediate concerns. The placement will not obstruct parking, loading zones, or travel lanes, and its location at the rear of the property shields the boxes from NH Route 12. Following Planning Board review, the applicant is still required to obtain a building permit.

Adam Paquette informed the Board that the Code Enforcement Officer has been on the property, and he determined that these structures are not up to code; Adam added that the property owner was prompt to respond. Property owner Dan Lang informed the Board that there currently are four 8x20 temporary containers which do not show on the plan. Adam commented that they should be on the plan unless truly temporary. Richard asked for definition for temporary; this is currently not defined.

Chair Ames asked if there were public comments.

Mark Scalera commented that he's always concerned about the water quality in Wilson Pond and he's concerned that the items could be rusting and leeching into the groundwater. He commented that there is a barrel left over from Thomas Transportation that is by the water and is rusting.

Mr. Lang stated that they will be moving the existing unit further away from the water. The 4 temporary units are on asphalt, and they are storing tools and equipment.

Michael DeLisle asked for clarification regarding the existing metal 20-foot containers; Mr. Lang replied they will stay in place until the permanent containers are installed, then he will decide where to put them and will clean up the rest of the property. Mr. DeLisle expressed concern about containment areas to which Mr. Lang replied that those areas won't be disturbed.

Scott measured the distance on the site plan between the location of the proposed container and the wetlands and reported it is currently 68 feet.

Chair Ames asked if there were any other comments; being there were none, she closed the public hearing at 6:45pm and asked the Board if there were further discussions. The Board discussed the conditions they would require.

A motion was made by Scott Self to approve the application with the conditions that a written graphic scale is added to the plan; that once the location of the temporary containers are discerned that the location be added to the plan and submitted to the Town Planner for approval; that the location of the new container be adjusted so that there is at least 75' between the wetlands and the container; and that the property be inspected by the Code Enforcement Officer. Brandon Self seconded the motion; all were in favor and the motion passed.

Discussions and Other Business:

A. PB 26-014 – 25 Westbrook Court Boundary Line Adjustment: An application for a Boundary Line Adjustment has been submitted by Cardinal Surveying and Land Planning for properties identified as Tax Map 261, Lots 40 and 41. The subject parcels are owned by David and Bonnie Abrams and are located within the Rural/Agricultural District on the north side of Westbrook Court, east of NH Rt 32.

Staff have evaluated the proposal and find that it does not have the potential for "regional impact" under RSA 36:55, but the Board must make the final determination. The applicant proposes adjusting the shared lot line between Lots 40 and 41. The required lot size for the rural/agricultural district is 3 acres, and the required frontage is 225' off a town or state-maintained road. No concerns have been provided by Department Heads at this time. Based on its review, staff believe the Boundary Line application is complete.

Chair Ames asked if there were questions from the public; Mary Hamilton reviewed the drawing and asked for the reason for the boundary adjustment. Chair Ames replied that unfortunately, that information isn't relevant to the Board's process so they can't require that information be provided.

Mark Scalera made a motion to approve the lot line adjustment; Brandon Self seconded the motion; all were in favor and the motion carried.

B. Childcare Zoning Discussion

Sarah Bollinger reviewed the decisions from last meeting. Next, the group discussed district permissions within the proposed Table of Users.

C. Zoning Audit Discussion

Sarah asked if there were any additional changes to consider at the joint meeting that will be held next week. Priorities for discussions in the meeting were determined. Sarah will provide a memo for Adam in preparation for the meeting. Adam will send it to the Board with the other documents that will be reviewed at the meeting and will have printed copies available. Sarah asked the Board to send her any other questions that should be discussed.

ADJOURNMENT

A motion to adjourn was made by Mark Scalera. There was a second to the motion by Stacey Goodale with no further discussion. All were in favor and the m*otion passed.* Adjournment occurred at 7:59pm.

Respectfully Submitted,

Susan Ells, Recording Secretary
Approved on September 24, 2026