Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – **September 24, 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. 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: Alternate Jane Johnson

Others Present:
Kai Kraemer with FACT TV, John Noonan (Fieldstone Land Consultants), Grayson Smith (GDS Landmark), and Cheri Domina (Conservation Commission Chair)

MINUTES:
The meeting minutes of September 10, 2026 were considered. A motion was made by Mark Scalera to approve the meeting minutes as presented. There was a second by Scott Self who made several suggestions for edits. All were in favor of the changes. 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 Brandon Self. All were in favor. With no further discussion, the motion passed.

Chair Ames informed the group that the two hearings would be heard concurrently.

APPLICATIONS AND PUBLIC HEARING(S):
A. **PB 26-015 –** A site plan review application submitted by Fieldstone Land Consultants to allow construction of a detached structure measuring 6,384 square feet and multiple expansive outdoor storage areas to accommodate storage and maintenance needs for ongoing commercial operations. The property in question is identified as Tax Map 254, Lot 30 (80 Warmac Road) and is in the Rural/Agricultural District.
B. **PB 26-016 –**A conditional use permit application submitted by Fieldstone Land Consultants to allow a new structure and impervious surfaces to be built within the Wetlands Conservation District. The proposed structure measures 6,384 square feet and the multiple outdoor storage areas are roughly 18,000 square feet in total. The property in question is identified as Tax Map 254, Lot 30 (80 Warmac Road) and is in the Rural/Agricultural District.

The property currently features a single-family dwelling, a barn, and a storage shed. In addition to these residential structures, the site hosts a mix of uses, combining ongoing agricultural activities with the commercial storage of materials for the owners' business. The proposed 6,384 square foot structure is located 44 feet from the Wetland Conservation District boundary.

In addition to the Site Plan Review application, the applicant has requested a Conditional Use Permit (CUP) due to the structure's proximity to the wetland.

The applicant secured Zoning Board of Adjustment (ZBA) approval for a use variance on September 21, 2026. Additionally, the ZBA granted a special exception on the same date to accommodate the size of the proposed structure.

John Noonan reviewed the application checklist; no waivers are being requested. Chair Ames asked if the Board had questions; there were none.

A motion was made by Brandon Self to accept the Site Plan Application and checklist as complete; Mark Scalera seconded. With no discussion, the motion passed unanimously.

A motion was made by Mark Scalera to accept the Wetlands Conditional Use checklist as complete; Brandon Self seconded; with no discussion, the motion passed unanimously.

A motion was made by Scott Self that the Application for Conditional Use is complete and ready to go to public hearing; Brandon Self seconded the motion; with no further discussion, the motion passed unanimously.

Chair Ames opened both public hearings at 6:19pm.

Mr. Noonan explained that Grayson Smith has been operating his construction business (GDS Landmark) on this property for 14 years; prior to that, there had been a similar business operating in the same location since 1981. He is planning to remove the current storage building and construct a new, larger building for storage of his equipment and material, clean up the property, add plants, and remove several outbuildings. His house is for residential use; the barn on the property is for his animals and agricultural use. The proposed building will be encroaching less on the wetlands than the current buildings are now. Mr. Noonan described the improvements to storm water management; lighting will be shining down; and the tree line will remain as is. When facing the property from Warmac Road, the incline blocks the view, so this business area is not visible from the road.

Richard Lane asked if the driveway and parking area is gravel and that was confirmed. Scott Self asked if there would be any customer traffic; Mr. Smith stated that no customers ever go to the property; he and his employees go to the customers' sites.

Brandon Self asked what the previous business was and Mr. Smith replied that while there in not a good record, it appears that MA Goodell Logging and Excavation was the prior business; roughly since 1981.

When asked about his agricultural use, Mr. Smith replied that he sometimes has dairy cows and sometimes has some chickens for personal use. He also stores his maple sap collection equipment during the off season.

Mr. Smith added that minor equipment repairs would occur in the building, but that heavy equipment repair is offsite.

Mark Scalera asked if the outdoor storage areas meet the setback requirements; Mr. Smith replied they might not, but they have removed 2 sheds and grass will be planted.

Richard then asked if the products in the storage areas are permanent. Mr. Smith replied that the type of product ebbs and flows while a project is being worked on.

Chair Ames asked him to explain his business model for the benefit of the other board members. Mr. Smith explained that when they are hired to build a house, they provide all services from excavation, concrete, framing, etc. from start to completion, and he only subcontracts electrical and plumbing services. Because of this, he has a broad range of equipment; some of it doesn't get used often, but by owning a variety of equipment, it enables him to provide full service to the customer with one company. This building will allow him to store, protect and maintain that equipment.

Chair Ames then moved on to conditional use permit application and reviewed the report from the Conservation Commission which expressed no concerns. She asked Cheri Domina if she had anything to add; Cheri replied that she had walked the area and is also a neighbor of Mr. Smith, and she would not consider it wetlands.

Mr. Noonan reviewed the Conditional Use Criteria comments that were provided to the Board.

Chair Ames closed the public hearing at 6:50pm.

Chair Ames asked the board if they felt there were any conditions to be required; a typo to the square footage of the building needs to be corrected.

A motion was made by Brandon Self to approve the Conditional Use application with the condition that reference to the building size in the proposal be corrected to 6,384 SF; Mark Scalera seconded the motion; all were in favor and the motion passed unanimously.

A motion was made by Brandon Self to approve Site Plan application with the condition of receipt of the septic plan approval, the ZBA approvals, and the reference to square footage on the application be corrected to read 6,384 SF. Richard Lane seconded the motion; with no further discussion the motion was approved unanimously.

Discussions and Other Business:

A. Zoning Audit Discussion

Adam Paquette led the group in the discussion of the proposed changes to the Zoning Ordinance. They reviewed the Table of Uses line by line and discussed changes they will be recommending.

B. Childcare Zoning Discussion – postponed to a future meeting.

C. Timeline for Zoning Ordinance Amendments - postponed to a future meeting

Chair Ames read a draft of a letter from the Planning Board to the Swanzey Water and Sewer Advisory Committee in support of the Town purchasing the West Swanzey Water Company. She asked for approval by the board, who agreed by Consensus. This letter will be provided to Sara Barrett who is preparing a grant application for the Town to use to purchase the company.

Adam said updated documents next week to prepare for public hearings. Priorities are as follows:

1) Flood Plain comes first and a model ordinance will be sent out next week
2) Child Care Zoning
3) Definitions will be continued
4) Multi Family and Commercial Districts

The first public hearing will be planned for October 22 for the changes to the Zoning Ordinance.

Chair Ames announced, with regret, that FACT TV will no longer be available to record the meetings for the Town. Alan Gross thanked Kai Kraemer for his hard work; others echoed the sentiment. Mark said he depends on the video when he can't attend the meetings. He hopes the Town can find a way to replace this service. Richard said that Jackson NH uses Zoom for their meetings which enables the public to ask questions. This discussion will continue at a future meeting.

ADJOURNMENT
A motion to adjourn was made by Brandon Self. There was a second to the motion by Mark Scalera with no further discussion. All were in favor and the m*otion passed.* Adjournment occurred at 8:32pm.

Next Meeting: October 8, 2026

Respectfully Submitted,

Susan Ells, Recording Secretary

Approved on

DRAFT