Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – March 13, 2025
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 6:01 p.m. by Chair Scott Self. The meeting was held at Whitcomb Hall and via Zoom software for the public. Members present: Scott Self, Mark Scalera, Richard Lane, Victoria Ames, Brandon Self, Michael York, Selectman's Rep Charlie Harbeck. Also present was Town Planner Adam Paquette. The Chair called the roll and read the agenda for the evening. A quorum was present.

Absent:
Alternate Michael Scungio, Alternate Jane Johnson

Others Present:
Kristen Reynolds

MINUTES:

- The meeting Minutes of February 27, 2025 were considered. **Motion** was made by York to approve the meeting minutes of February 27, 2025. There was a second by Self**.** No approval can be given because only 2 members from the last meeting were present. No vote can be made. Consideration of these minutes will continue at the next scheduled meeting.

APPLICATIONS AND PUBLIC HEARING(S):

PB 25-002 – Site Plan Review (*Continued from 2/27/2025)* - Black Belt LLC has submitted an application for the construction of a drive-through restaurant at the southern corner of Marcy Hill Road and Route 12. The subject property is shown at Tax Map 220, Lot 5 and located in the Business District.

- Self reads an email from Mark Beaudry explaining their need for a continuance.
- Applicant agrees to extend beyond the 65-day period to act.
- Self explains that the Board will not continue to a "date to be determined", it must be to a date certain.
- York makes a **motion** to continue the public hearing until March 27. There was a second by B. Self. No further discussion. All in favor. ***Motion passed.***
- Paquette and Self talk with residents about the procedure of continuing meetings.
- Self discusses with residents on how a traffic study will be considered

Discussions and Other Business:

Alternate Planning Board Member Appointment: Kristen Reynolds

- The Board asks Reynolds about her interest.
- Reynolds speaks about her qualifications and why she's interested in being an alternate.
- York makes a **motion** to accept Reynolds as an alternate. There was a second by Lane. No further discussion. All in favor. ***Motion passed.***

Conditional Use Permit Discussion

- Paquette goes over handouts for conditional use.
- Self explains that we need specific uses to consider for this permit.
- The group discusses crossings, fillings, utilities, etc.
- The group discusses communication with the conservation commission.
- Ames asks the group if we should broaden our focus or continue focusing on just wetlands.
- The group agrees that we can focus on wetlands for now.
- Self explains that we need to come up with criteria for granting these permits.
- The group discusses whether these applications will have a cost associated with them.
- The group further discusses different innovative land use controls.

Officer positions

- B. Self **nominates** York for vice chair. There was a second by Self. All in favor. ***Motion passed.***
- Ames **nominates** Self as chair. There was a second by Scalera. All in favor. ***Motion passed.***

Town Meeting Discussion

- The group discusses the results of the Town Meeting from March 11, 2025

ADJOURNMENT

Motion to adjourn was made by **Scalera.** There was a second to the motion by **B.Self** with no further discussion. All were in favor. ***Motion passed.*** Adjournment occurred at 6:45 p.m.

Next Meeting: March 27, 2025

Respectfully Submitted,
Adam Paquette, Town Planner

DRAFT