Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – May 8, 2025
Whitcomb Hall, Main Street, Swanzey, NH

CALL TO ORDER:
The meeting of the Swanzey Planning Board was called to order at 6:00 p.m. by Chair Scott Self. The meeting was held at Whitcomb Hall. Members present: Scott Self, Richard Lane, Victoria Ames, Michael York, Brandon Self, Stacey Goodale, Kristen Reynolds, Jane Johnson, and Selectman James Tempesta. Also present was Town Planner Adam Paquette. The Chair called the roll and read the agenda for the evening. A quorum was present.

Absent:
Mark Scalera

Others Present:
Chad Brannon from Fieldstone

MINUTES:

- The meeting minutes of April 24, 2025 were considered. **Motion** was made by Lane to approve the meeting minutes. There was a second by Ames. No further discussion. ***Motion passed.***

Regional Impact: The members considered whether any items on the agenda could be construed as having potential for regional impact. **Motion** was made by York that the hanger project has regional impact. There was a discussion by Board members. Proper notice was given regarding this impact with the City of Keene. No second was given. Motion left unresolved.

APPLICATIONS AND PUBLIC HEARING(S):
PB 25-002: Site Plan Review – Mark Beaudry from Civilworks New England has submitted a site plan review application on behalf of Black Belt, LLC for construction of a drive through restaurant for the property situated at the corner of Marcy Hill Road and NH Route 12. The subject property is shown at Tax Map 220, Lot 5 and is in the Business District and a Wetlands Conservation Overlay District.

- Self read an email from Mark Beaudry at Civil Works New England. The applicant is withdrawing their application for site plan review.

PB 25-005: Site Plan Review – Fieldstone Land Consultants have submitted a site plan review application on behalf of Avanru Development Group for a 10,000 square foot hanger on the north side of Dillant-Hopkins Airport, east of the existing parking lot on the south side of Airport Road.

- Self reads the agenda item and welcomes Chad Brannon to introduce the project.
- Brannon goes through the checklist and waivers requested.
- Lane asks for clarification on the existing and proposed septic. Self states that the question will be answered during the presentation and it may be impossible to attach to existing septic along Airport Rd.
- Self asks for a consensus on completion of the application.
- **Motion** made by York to accept the application as complete. Second by B. Self. All in favor. ***Motion passed.***

- **Public hearing opened.**
- Brannon starts the presentation by going through the site plan.
- Brannon explains that they allocated an area for septic because they are not able to tie into the septic along Airport Rd.
- The hangar will be for recreation and corporate use.
- Branon explains the external permits that will be required. He hopes the board will consider making these external processes conditions of approval.
- Lane asks where the hazardous material for aircraft maintenance will be stored. Brannon states that they will be complying with all rules and regulations regarding hazardous materials storage.
- Dave Hickling, airport director, states that they have to comply with the airport stormwater protection plan, which is part of the lease with the City of Keene.
- Ames asks how the scale compares to other hangers on the property. Hickling explains that this hanger is larger than most along Old Homestead, but not the largest on site.
- Ames asks how many planes can fit within the hanger and Hickling states there would be no large aircraft but could accommodate a helicopter.
- Lane asks about potential future projects and the applicant states this is the only proposal currently.
- Brannon explains the lighting is wall mounted, full cut-off.
- The applicant starts to go over the hanger renderings which shows the building to scale. The height will be 33' to top of peak.
- Brannon passes out smaller plans that show different angles of the structure.
- Bob Goodrich asks if the building is sprinkled. Hickling explains that the building may be sprinkled but is not an FDA requirement until the hanger reaches 12,000 square feet.
- Mark Fielder asks to see the plan more clearly and Brannon shows him.
- Mark Fielder shares his experience with helicopters hovering low to the ground. His concern will be the traffic around the hanger.
- Fielder shares more about his negative experiences with helicopters.
- Self speaks with Fielder regarding his concerns.
- Fielder continues to voice concerns about development in this area on airport property.
- Ames clarifies that the proposed use is essentially a large garage. Hickling states the current lease is for Avanru's use and they cannot sublet it. They could sublet once they start driving revenue, which could likely happen. However, all that amounts to is more aircraft storage.
- Brannon explains that there may only be two aircraft in the hangar. He confirms that there is an opportunity for Avanru to rent the space as long as he goes through the proper channels.
- **The public hearing is closed.**
- B. Self makes a motion to approve the site plan. Second by York. Conditions are as follows:
    - FAA approval prior to building permit.
    - Septic approval prior to building permit.
    - Height certification prior to building permit.
    - Airport director approval prior to building permit.

  All in favor. ***Motion passes***

PB 25-006: Site Plan Review – Fieldstone Land Consultants have submitted a site plan review application on behalf of Environmental Alternatives for two 3,200 square foot buildings to be used for recycling rare Earth materials. The property is located in the Industrial Park District at Tax Map 209 Lot 1-1.

- Brannon goes through the checklist and waivers requested.
- Motion made by York that the application is complete. Second by B. Self. All in favor. ***Motion passed.***
- B. Self makes a **motion** to approve the requested waivers. Lane seconds. All in favor. ***Motion passed.***
- **Public hearing opened.**
- Brannon starts to go over the provided plan set. Sheets included are:
    - Cover sheet
    - Site layout plan
    - Existing conditions
    - Grading and drainage plan
    - Utility plan
    - Lighting plan
    - Landscaping and utility plan
    - Erosion control notes
    - Construction details
    - Construction details
- Brannon explains that the site will take electronics and break them down into their base components. There will be no water used in the breakdown of components. He explains it's a clean operation and there will be no outside work.
- All of the site work will be completed if approved, although only one building will be built to start.
- Building #2 will be the only component of phase 2 of development.
- Parking on the north side has been reduced. Total parking spaces have been reduced to 25 total.
- Final architectural plans will be submitted as part of the building permit.
- Goodale explains that the paved surfaces setback is not being met. Brannon explains that they can make the rear paved area gravel if needed.
- Ames states that this site should be screened from residential properties. Brannon states they can work on that requirement prior to permit.
- Johnson asks about where the recycled material will be going. Brannon explains that EAI will be storing the material inside and selling it.
- Goodale asks if anything in the components could be considered hazardous. Brannon states he doesn't know for sure, but if there are hazardous materials, they will be disposed of in accordance with all rules/regulations.
- Brannon states the business is focused on recovering precious metals out of computers, printers, etc.
- The board and the applicant discuss the logistics of transporting the materials to and from the site.
- Lane asks about access into the building. Brannon answers by showing the locations on the site plan.
- Lane asks about site security and Brannon answers that the owners would consider it if needed.
- Johnson asks about employee numbers and Brannon answers they would have 3-10 employees.
- Reynolds asks if any site work will be withheld pending the second building being built. Brannon states all of the site improvements will be made in anticipation of the second structure.
- Self asks about the water infrastructure going to the site, referencing the utility plan. Brannon and Self speak about the water improvements. Brannon states the building could be sprinklered, but the structure is under the requirement for sprinklers.

- The building will have no floor drains.
- Johnson talks about the conservation commission comments. She asks if there is any danger to the people working in the building.
- Brannon states he is not aware of any concerns. He states there will be no bi-product created because of the recycling. He asks for a condition stating that relevant state permits are obtained.
- Tempesta asks about the sewer hookup. Brannon states there are no stubs for this portion of the property. The lot was not subdivided when these stubs were placed, but with the recent subdivision, a new hookup is needed. The applicant must cut the road for the sewer hookup.
- Ames asks about where a fence would be located in relation to the current tree line. Brannon draws on the site plan a possible location.
- Brannon goes over the propane tank location.
- Bob Goodrich inquires about the Conservation Commission comments. The Board answers that they have addressed the concerns during the presentation.
- Conditions:
    - 6' fence screening neighboring residential areas
    - 50' pavement setback with access road exempt
    - No external storage
    - All relevant state and local permits
- York makes a motion to approve with the above conditions. B. Self seconds. No further discussion. All in favor. ***Motion passed.***

Joint Meetings:
Joint meeting with conservation commission to discuss wetland conservation district changes. The Board proposes the second meeting of June.

Economic development advisory committee wants to meet with the Planning Board. Paquette will ask EDAC if May 22 works for the majority of their members.

Wetland Conservation District Handout:
Paquette states there is a revision of the wetland conservation district for Planning Board to review. He gives the Board a handout for them to review.

Parking Concerns:
Tempesta asks about parking for businesses under construction. Self states conditions have been set in the past regarding parking being completely on site. Tempesta asks how to address this in the future. The Board discusses it could be addressed on a case-by-case basis.

Fire Station Update:
The fire station building contract was awarded and the Planning Board should be seeing a site plan soon. Self and Tempesta speak about the design of the building.

Other Business:
York gives an update on state legislative business. The Board discusses the implications of these potential bills.

ADJOURNMENT

Motion to adjourn was made by Lane**.** There was a second to the motion by B.Self with no further discussion. All were in favor. ***Motion passed.*** Adjournment occurred at 7:51 p.m.

Next Meeting: May 22, 2025

Respectfully Submitted,
Adam Paquette, Town Planner

Approved on May 22, 2025