Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – **June 26, 2025**
Whitcomb Hall, Main Street, Swanzey, NH

CALL TO ORDER:
The joint meeting of the Swanzey Planning Board & Conservation Commission was called to order at 6:05pm. by Planning Board Chair Scott Self. The meeting was held at Whitcomb Hall.

Present:
Chair Scott Self, Vice Chair Michael York, Victoria Ames, Mark Scalera, Alternates Stacey Goodale, Jane Johnson, Kristen Reynolds and Selectman's Representative James Tempesta. Also present was Town Planner Adam Paquette and Assistant Town Planner Stephon Mehu. Present from Conservation Commission were Chair Cheri Domina, Bud Windsor, Jay Ward, and Bonnie Hart.

The Chair called the roll and read the agenda for the evening. A quorum was present.

Others Present:
Planner Adam Paquette and Assistant Planner Stephon Mehu

MINUTES:

- The meeting Minutes of **June 12, 2025** were considered. **Motion** was made by Scalera to approve the meeting minutes. There was a second by Ames**.** All were in favor. With no further discussion, ***Motion passed***.

Discussion on Wetlands Conservation District Amendments:
Domina explains the process of drafting the proposed changes to the Wetlands Conservation District parameters. Victoria addresses the coordination of amending the changes from the 2025 Town Warrant changes and work it took to draft amendments.
Section 7, Subsection A
Self explains that he feels point f, under Section 7, paragraph A, is unnecessary; Lane feels point f is the same point e. Jay explains the importance of ecological aspects being addressed. F may be stricken if other changes deemed more important.
Section 7, Subsection B
Justification of vernal pool protection discussed; integral to breeding of certain species. Parentheses under point 2, point c, should be moved to exemptions. Expansion of point b to include definition of vernal pools.
Section 7, Subsection B, #3
Buffers are discussed. Self addresses that peat lands are not defined in the ordinance. Domina suggests adding definitions of wetlands types to C. Self, York, and Self all agree that buffers are too restrictive and take away property; they do not support.

Subsection D
Self suggests leaving out the first paragraph: "uses listed below…" Paquette suggests adding the 'shall not' uses to prohibited uses. Self suggests page 6, number 11. Contents of point 1, short of construction of well, should be moved to conditional uses number 9. Number 5 shall remain, as permission from the PB would

not be necessary. Number 6 is to remain. Addition of "within" and change to 200 square feet for number 10. Prohibited Uses to be reviewed.

Subsection F
The validity of the PB's power to waive aspects of the Ordinance is discussed and it is determined that the wording shall be modified to address only the permission of reasonable conditions. Planning staff will address lack of clarity with Town Counsel.
Justification of #3 stems from ZBA approvals and guidance; will be double checked.
#5 & 6 to be combined.
Shortening of #7 to simply the first sentence.
#8 will be replaced by dry hydrant point from beginning

Conditional Use Criteria
#1, 2, and 3 will remain as proposed.
Beginning of #4, after extent possible, shall be moved to SPR
Self and Ward suggest modify C and remove everything post
#5 shall remain as is
#6 shall be stated as the parameters under which are followed in ConCom review

Other Business:
Mike York addresses changes within the legislature and proposed bills that will show changes in Zoning, namely ones shifting power from municipality back to the State.

Jay Ward addresses the PB position on buffers. Ward and Domina explain how the buffer will serve as a tool to regulate development that happens within close proximity to wetlands in Swanzey.

Hart addresses the importance of protecting wetlands for not just pollution, but aquifer and flood protection as well.

ADJOURNMENT
Motion to adjourn was made by B. Self**.** There was a second to the motion by Lane with no further discussion. All were in favor. ***Motion passed.*** Adjournment occurred at 8:27 p.m.

Next Meeting: July 10, 2025

Respectfully Submitted,
Stephon Mehu, Assistant Town Planner

Approved on July 10, 2025