Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – **July 10, 2025**
Whitcomb Hall, Main Street, Swanzey, NH

CALL TO ORDER:
The meeting of the Swanzey Planning Board was called to order at 6:01pm by Chair Scott Self. The meeting was held at Whitcomb Hall and via Zoom software for the public. Other members present: Vice Chair Michael York, Richard Lane, Mark Scalera**,** Alternates Stacey Goodale and Jane Johnson**.** 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: Victoria Ames, Kristen Reynolds, Brandon Self and Selectman's Representative James Tempesta.

SEATING ALTERNATES:
The chair seated Jane Johnson for Brandon Self and Stacey Goodale for Victoria Ames.

Others Present:
Liam Mallan with FACT TV, John Noonan from Fieldstone Land Consultants, Robert and Christina Furlone

REGIONAL IMPACT
Motion was made by York that there was no regional impact. There was a second by Scalera**.** All were in favor. With no further discussion, ***Motion passed***.

MINUTES:
The meeting Minutes of **June 26, 2025** were considered. **Motion** was made by Lane to approve the meeting minutes as presented. There was a second by Johnson**.** All were in favor. With no further discussion, ***Motion passed.***

APPLICATIONS AND PUBLIC HEARING(S):

PB 25-010: Furlone LLC Subdivision – Furlone LLC has submitted a two-lot subdivision application for a lot located at Tax Map 210, Lot 4. The lot is in the Business District and has approximately 13.33 acres of land and includes multiple existing structures. The applicant is asking for waivers to the Plat Submission Checklist.

- The subject property is located within the Business District, and in accordance with Section V.B.3, the minimum lot size in the Business District is one (1) acre, with a minimum frontage of one hundred twenty-five (125) feet on a Town or State maintained road. Furthermore, per Section III.X, the TDD ACCESS: RELAY NH 1-800-735-2964 minimum lot size requirement must be calculated using only contiguous upland area and must exclude land classified as wetlands or having slopes of twenty-five percent (25%) or greater.
- The proposed subdivision will result in two lots: Map 210 Lot 4 and Lot 4-1. Lot 4 is proposed to contain 9.29 acres, and Lot 4-1 is proposed to contain 4.51 acres. While wetlands are indicated

on the existing parcel, the submitted plan does not clearly delineate whether these wetlands (and any areas with steep slopes) have been excluded from the lot size calculations, as required by ordinance. Clarification and updated calculations may be necessary to confirm compliance with the minimum lot size requirements.

Motion made by Scalera to grant the waivers; there was a second by Lane. All were in favor. With no further discussion, ***Motion passed***.

Motion made by Scalera to accept the subdivision application; there was a second by York. All were in favor. With no further discussion, ***Motion passed***.

Public hearing:
Robert Furlone explained the reason for the requested subdivision from one lot to two lots. Chair Self asked for questions from the board and from the public. Being none, he closed the public hearing.

Motion by York to approve the application as submitted; there was a second by Scalera. Lane questioned the right of way regarding wetlands which was explained by Self. All were in favor. With no further discussion, ***Motion passed***.

Discussions and Other Business:

A) Site Plan Modification – Environmental Alternatives, Inc.

i) The board needs to decide if this is a modification or if a site plan review is needed. Scalera made a point whether if this should also go before the Conservation Commission. Chair Self explained that if it doesn't need a site plan review, it would not need to go before the Commission.

ii) John Noonan described the changes; increasing the size of the building; keeping the back wall in the same location, reducing the hard pack stone/dust in the back; adding a fence along the retaining wall due to residential zone; changing parking by eliminating some spaces. Nothing changed in the storm water management. There will be no external storage besides what was in the original site plan.

iii) Chair Self asked if there is access in the back; Noonan said there would be an overhead door. The plan is to add a second building later. Lane asked about external storage; there will not be any except the dumpster that is in the original plan.

iv) Self said the request is to change the size of the building to a little more than double and changing the parking. Lane asked about paving; Paquette clarified that a previous requirement was to change the pavement to hard pack which has been changed. Lane felt the hard pack would allow leaching; Self said the hard pack is considered impervious. Lane said that the Conservation Commission is concerned about the leaching. Scalera explained the concern to Noonan. Chair Self reminded the board the previous requirement was to change to hard pack which they have complied with; this is not part of this discussion. Johnson asked why increasing the size of the building; Noonan explained reason is they have more business.

v) **Motion** made by York that the request is a site plan modification; Seconded by Self; Roll call of vote: Scalera – No; Johnson – Yes; Self – Yes; York – Yes; Lane – No; Goodale – Yes. By count of the votes it was determined this was a modification. ***Motion passed*.**

vi) The Board discussed whether to approve the request for modification.

vii) **Motion** made by York to approve the request for modification; there was a second by Goodale – All were in favor. With no further discussion, ***Motion passed***.

B) Site Plan Modification – Asher Construction, LLC

i) Noonan explained the reason for modification is for additional gravel parking for contractor bays and to have room to turn trucks. The plan would be to add a culvert over the wetlands and build a driveway and parking area. Chair Self questioned if it is for storage; Noonan said it is not. The Zoning board has already approved a variance. Chair Self asked for questions of the board – is it a modification or does it need a site plan review. There is concern about it being used for storage instead of parking.

ii) ***Motion*** by Lane that they come back for a site plan review; there was a second by Scalera. All were in favor. With no further discussion, ***Motion passed***.

C) **Other business**

i) Paquette announced that Kristen Reynolds submitted her letter of resignation from the board for health reasons.

(1) ***Motion*** made by Scalera to reluctantly accept the resignation. There was a second by Johnson; all were in favor. With no further discussion, ***Motion passed***.

(2) Paquette asked for suggestions for anyone to fill the vacancy.

ii) Paquette explained the handouts he provided regarding the recommended revisions by the Conservation Commission. Scalera explained that the commission might bring the revisions to the selectboard. Paquette said a lot has been revised and he wouldn't recommend any more big changes. Chair Self thought it might be better to wait until the planning board has had a chance to review it, then go to the select board. He suggested adding this to the next meeting agenda.

ADJOURNMENT

Motion to adjourn was made by **Lane.** There was a second to the motion by **York** with no further discussion. All were in favor. ***Motion passed.*** Adjournment occurred at 6:50pm.

Next Meeting: July 24, 2025

Respectfully Submitted,

Susan Ells, Recording Secretary

Approved on July 24, 2025