Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – **July 24, 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 6:00pm 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, Victoria Ames, Richard Lane, Mark Scalera, Brandon Self, Alternates Stacey Goodale, Jane Johnson, and Selectman's Representative James Tempesta. 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: none

SEATING ALTERNATES: not needed

Others Present:
Garrett Ranney with FACT TV, Jay Ward, Cheri Domina

MINUTES:
The meeting Minutes of **July 10, 2025** were considered. **Motion** was made by Scalera to approve the meeting minutes as presented. There was a second by Lane**.** All were in favor. With no further discussion, ***Motion passed.***

APPLICATIONS AND PUBLIC HEARING(S):
None

Discussions and Other Business:

A) Wetland Conservation District Discussion

i) The board reviewed the suggested Existing Ordinance and the revisions that were proposed
- Lane moved to eliminate Item 1C. York seconded. All agreed
- York moved to remove Item 1F. Lane seconded. All agreed
- Chair Self suggested re-wording the B1 definitions. Ward told the board that the Conservation Commission created a Definitions document at their meeting the previous night but haven't finalized the document to provide copies at this meeting. This would be added to the Ordinance. Tabled that for now.
- B3 – Chair Self described the concern he had with this section because it takes away from the property owners' rights. Ward explained the concern of protecting vernal pools which need a buffer for the species. Domina described the science behind the need for the buffers which is ideally much larger than the 75-foot buffer that has been

proposed. B Self asked for a vote on the question. Discussion continued. Ames asked if other towns had buffers in their ordinance. Domina said some have buffers, some have setbacks. Tempesta asked how long the breeding season is. Lane said that Keene shuts down Lincoln Street for when the salamanders cross the road. **Motion** by B Self to not to include the buffer in the document. York seconded. Ames said she feels it is way too early to vote on this. She needs more information. Chair Self said it could be brought up as a petition. Domina felt that it would not be collaborative to do that. Scalera said he feels the public need to have a say in this subject. Ames was curious whether it is unusual to have buffers, why the Town wants to be outliers. She feels it is too early to make this decision. The chair called to roll for a vote: *B Self* ***Yes,*** *Lane* ***No,*** *York* ***Yes,*** *S Self* – ***Yes,*** *Scalero* ***No,*** *Ames* ***No,*** *Tempesta* ***Yes. 4 Yes; 3 No, Motion passed****.* Chair Self said this can still be added back in.

- D1 - wording removed as proposed.
- D4 - leave as is.
- Anything that pertains to buffers will be crossed out.
- D5 – revert to original language
- D6 – reverting to original language
- D10 – remove entirely.
- F – Conditional use definition – hold on this until the Conservation Commission provides the definitions
- F1 – Remove this since F3 covers same subject
- F2 – Table this until the Conservation Commission provides the definitions
- Conditional Use Permit Criteria #4 – Move it to site plan regs and work on the wording.
- Conditional Use Permit Criteria #6 - Move to site plan regs but need to confirm with Attorney Cordell Johnston.
- H reword this section
- Domina and Ward will give the Definitions to Paquette when complete.

B) Other business as required – discussion regarding the handout **Changes to Planning & Zoning Laws in 2025 – A Guide for Municipalities**

ADJOURNMENT

Motion to adjourn was made by **Lane.** There was a second to the motion by **Scalera** with no further discussion. All were in favor. ***Motion passed.*** Adjournment occurred at **7:25**pm.

Next Meeting: August 14, 2025

Respectfully Submitted,

Susan Ells, Recording Secretary

Approved on August 14, 2025