Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – **September 25, 2025**
Whitcomb Hall, Main Street, Swanzey, NH

CALL TO ORDER:
The meeting of the Swanzey Planning Board was called to order at pm 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, Alternates Stacey Goodale, Jane Johnson, and Selectman's Representative Mark LaBelle. 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: Brandon Self

SEATING ALTERNATES:
The chair seated Stacey Goodale for Brandon Self.

Others Present:
Kai Kraemer with FACT TV, Pru Fraser, Charlie Harbeck

MINUTES:
The meeting minutes of **September 11, 2025** were considered. A motion was made by Lane to approve the meeting minutes as presented. There was a second by Ames**.** All were in favor. With no further discussion, the motion passed.

Discussions and Other Business:

A. **Ordinance updates resulting from approved House Bills.**

The Board reviewed the Legislative Bulletin which lists the changes to *Zoning and Land Use* to identify areas that will affect our ordinances and/or our applications. One big change is that buildings will now be permitted on class VI roads. Overall, there isn't much that needs changing. Paquette said that we will need to update our ordinances to reflect the RSAs and will be on the ballot as a formality.

Chair Self asked if Paquette has consulted the attorney to see if the changes to the Wetland Conservation District Zoning amendments can be in one article on the ballot versus each section in separate articles. Paquette said he'd know by the next meeting and would report on it then.

Chair Self referred to Section H, #4 in the amendment and suggested revising the wording of '*90 days'* to be '*65 days*' to match the time limit the planning board has in which to approve the site plan.
He also suggested adding wording to the appeals procedure in Section H to read: *The planning board's decisions on applications for ConUP may be appealed directly to the superior court.*

Section F, #1: change to read: *Disturbance or crossing of lands within the Wetlands Conservation District.*

Section F: Change the last sentence in the paragraph to read: *The following uses in the jurisdictional areas may be allowed through the issuance of a Conditional Use Permit.*

Ames will provide the changes to the Conservation Commission.

B. **Discussion on rezoning Tax Map 219 Lot 42 and surrounding parcels.**

Paquette reported that Town hall staff had a meeting with Chad Branon (spelling corrected) from Fieldstone Land Consultants regarding a subdivision of business-zoned property and converting to residential. This is being requested due to a possible expansion of Marcy Hill with a connector to Route 32. He provided a map for the Board to review. This is in the very early stages. Paquette will update the Board with the list of parcels which would be developed first.

C. **Other business as required.**

Chair Self gave an update on the Swanzey Governance Committee which met on Monday this week; the consensus is to go back to the Town Meeting format which would mean that those attending the meeting would be better informed on the issues when they vote. The Town will need to vote to return to this method. Ames asked whether it was discussed as to why the Town voting changed in the first place. She remembers how upsetting the meetings sometimes were and hopes the culture could be improved.

York reported that he attended the Capital Improvement committee meetings to discuss capital improvements needed within the Town. They will meet with all the Town departments. The public is welcome to attend these meetings.

Jane said the Swanzey Preservation Society raised between $2,000 and $3,000 at their motorcycle event.

Paquette said the meetings in October will be busy for the Board.

ADJOURNMENT

A motion to adjourn was made by Lane. There was a second to the motion by LaBelle with no further discussion. All were in favor and the m*otion passed.* Adjournment occurred at 7:03pm.

Next Meeting: October 9, 2025

Respectfully Submitted,
Susan Ells, Recording Secretary
Approved on October 9, 2025