Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – **October 23, 2025**
Whitcomb Hall, Main Street, Swanzey, NH

CALL TO ORDER:
The meeting of the Swanzey Planning Board was called to order at 6pm by Chair Scott Self. The meeting was held at Whitcomb Hall and online for the public. Other members present: Victoria Ames, Richard Lane, Mark Scalera, Alternate Stacey Goodale, 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: Vice Chair Mike York, Brandon Self, Alternate Jane Johnson

SEATING ALTERNATES:
The chair seated Stacey Goodale for Michael York

Others Present:
Kai Kraemer with FACT TV, Charlie Harbeck

MINUTES:
The meeting minutes of **October 9, 2025** were considered. A motion was made by Lane to approve the meeting minutes as presented. There was a second by LaBelle**.** Lane pointed out corrections to two future meeting dates. There was no further discussion. Scalera abstained, and the others voted for the motion; the motion passed.

APPLICATIONS AND PUBLIC HEARING(S):
None

Discussions and Other Business:
A. Chad Branon – Rezone Proposal – tabled to another meeting

B. Wetland Conservation District – Public Hearing Date and Brief Discussion
The group reviewed the document. There were 2 changes made by the attorney. Discussion about Item I Special Provisions #2 which was changed slightly.

C. Warrant Article Discussion – Rough Draft of Amendments and Discussion
Paquette reviewed the amendments he is proposing for the ballot. Most are mandated by the State.

- Amendment 4 – remove the language requiring 2 family dwellings to obtain special exceptions. There was discussion regarding the purpose. *The board will take time to consider this.*
- Amendment 6 – changing number of units from 3 to 12 units per acre to match the business zone and removing the reference to 2 family dwellings. *The board will take time to consider this.*
- Scalera asked if they could learn what the vacancies are for the new apartments in town. Paquette said he could investigate that.
- Amendment 7 – Add 2 family dwellings to permitted uses

- Amendment 8 – would like to change the number of units in the Business district from five to three. Chair Self explained that the higher number of units required was to preserve the business land for business use. Paquette proposed changing the wording in the ordinance to state more than 2, rather than 3 or more. The consensus was to keep the number at 5.
- Amendment 9 – Changing the wording as required by SB 284 regarding off-street parking.

Paquette believes that the State will mandate a change to lot sizes next year and suggested getting ahead of it and change from 1 acre to ½ acre. This is something to consider in the next year.

Paquette is budgeting for a consultant to look over the ordinance. He'd hire someone to review and make suggestions for a rewrite. Ames suggested the board rewrite it and someone review it. Paquette emphasized how much time this would take for the board to take on the project. It could take several years. *Since the whole board is not present, this subject will be reviewed at another meeting.*

ADJOURNMENT
A motion to adjourn was made by Lane. There was a second to the motion by Goodale with no further discussion. All were in favor and the m*otion passed.* Adjournment occurred at 6:59pm.

Next Meeting: November 6, 2025

Respectfully Submitted,

Susan Ells, Recording Secretary

Approved on November 6, 2025