Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – **November 20, 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: Vice Chair Michael York, Victoria Ames, Richard Lane, Mark Scalera, Brandon Self, 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.

Others Present:
Kai Kraemer with FACT TV, Charlie Hareck, Sharee Howard, Chad Branon, Roger and Linda Gouslin,

MINUTES:
The meeting minutes of **November 6, 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, some the motion passed.

Discussions and Other Business:
A. Chad Branon – Rezone Proposal
Chad Branon is a Civil Engineer and Principal Owner with Fieldstone Land Consultants. He is representing his client in a proposed rezoning along Route 32. The client is 234 Old Homestead Highway Realty LLC, who owns tax map parcels 210-12, 219-41, 219-42 and 219-46 which consist of about 113 acres. The rezoning would change the property from Rural Ag to Residential. He worked with Town Staff who is also suggesting the Town rezone the rest of the undeveloped Rural Ag land extending to Sycamore Hill Road to provide consistent zoning at the same time because the areas on either side are already Residential. Branon feels this rezoning would be a benefit to the community and would provide opportunities for a diversity of housing; the area already has municipal water and sewer. Rural Ag has a 3-acre requirement of 225-foot frontage density; Residential has a requirement of 1-acre and 150-foot frontage density. This would provide an additional incentive to extend the municipal services while providing strong planning and development for the community. They are trying to work collaboratively with the Town staff as to what makes sense in this area. Branon welcomed questions from the board.

Scalera asked Branon how many acres were involved in total; that number is 266 acres. Ames asked if he's talked with Farwell yet; Branon said it is not at that step yet. First is the request for a public hearing. York asked how many lots this would create; Branon answered that conceptual step would come after the rezoning. York asked if there would be wetland issues and Branon answered that there are very little wetlands; the land is ideal for building, that it is mostly high and dry. Ames asked if he could calculate how many lots would be created but Chair Self reminded the board that this meeting doesn't concern that question which would be addressed at a site plan. Branon reiterated that the lots along Route 32 are already zoned Residential and this would provide continuity. Lane expressed concern that they have not discussed this zoning request with the abutting landowners. Chair Self explained that notifying the abutters would occur once the Public Hearing for site plan review is scheduled. The purpose of this meeting is to

decide whether the concept makes sense and whether it has the support of the Planning Board to schedule a public hearing for the amendment.

Chair Self asked for the members' opinions; Scalera, Goodale, B Self, Lane, York, LaBelle and Chair Self felt it was a good idea; Johnson expressed concern about adding too much housing. Ames said according to the Town master plan, we have exceeded the goal already to provide housing and feels it is premature to add more.

Paquette reminded the board that the land is currently vacant and unable to be developed as it is; Ames said we are having trouble staffing the police and fire and feels it would be irresponsible to add more housing. Paquette said this development would likely be over a 10-year period and expressed that Town Staff feel it is a good opportunity with a good developer and good landowners.

The consensus of the Board was to move ahead to schedule a public hearing.

York made a motion to schedule a public hearing to put the rezoning request on a warrant article. B Self seconded. The board discussed and agreed it should include all the recommended lots. All were in favor and the motion passed.

The board set the date of December 18 for the public hearing.

A motion was made by B Self to schedule a public hearing on December 18 to add Amendment #9 to the warrant. Scalera seconded, adding the additional lots to the Amendment. All were in favor and the motion passed.

B. Wetlands Conservation District – Set Public Hearing for Amendment #1
Chair Self read Amendment No. 1; Ames made the motion to bring Amendment #1 to public hearing on December 4. Lane seconded. Chair Self read the change he is recommending. Ames made the motion to approve the changes to be added in to the amendment. All in favor. The motion passed.

C. Warrant Article Discussion – Set Public Hearing for Amendments #2 through #8 – December 4
York made motion to bring Amendments #2 through #8 to a public hearing on December 4; Ames seconded; All in favor. The motion passed.

D. Petitioned Zoning Amendment – Set Public Hearing for Base Hill Road Rezone
Ames made a motion to bring the Petition Zoning Amendment to a public hearing on December 18th. B Self seconded. All in favor. The motion passed.

E. Planning Priorities – Strategic Discussion on Ordinance Revisions
Lane suggested that the board read through the Planning Board Rules of Procedure over the next few weeks. Scalera asked at what point is screening/fencing is required. Chair Self said it is determined on a case-by-case basis depending on what else is in the area.

ADJOURNMENT
A motion to adjourn was made by Lane. There was a second to the motion by B. Self. Chair Self discussed the plan to replace Christian Hill Bridge which has been closed for 10 years. He questions the need to

replace the bridge even though there is a grant to pay the cost. He also reported that the Governance committee will be making their recommendation to the Selectboard on December 10. With no further discussion. All were in favor and the m*otion passed.* Adjournment occurred at 6:59pm.

Next Meeting: December 4, 2025

Respectfully Submitted,

Susan Ells, Recording Secretary

Approved on December 4, 2025