Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – April 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 6:00 p.m. by Chair Scott Self. The meeting was held at Whitcomb Hall and via Zoom software for the public. Members present: Scott Self, Mark Scalera, Richard Lane, Victoria Ames, Michael York, alternates Jane Johnson and Stacey Goodale, and Selectman James Tempesta. Also present was Town Planner Adam Paquette. The Chair called the roll and read the agenda for the evening. A quorum was present.

Absent:
Alternate Kristen Reynolds, Brandon Self

Others Present:

MINUTES:
- The meeting minutes of April 10, 2025 were considered. **Motion** was made by Scalera to approve the meeting minutes. There was a second by Lane. No further discussion. ***Motion passed.***

APPLICATIONS AND PUBLIC HEARING(S):

Diderikson Lot Merger
- An application for a voluntary lot merger has been submitted by Fieldstone Land Consultants on behalf of Cheryl and David Dideriksen.
- The Board looks through the application and reviews the site plan.
- The Board discusses the power of attorney.
- Scalera makes a **motion** to approve the voluntary lot merger application. There was a second by Lane. No further discussion. ***Motion passed.***

Impact Fees
- The Board discusses the handouts on impact fees.
- Self gives examples of how the Board can mandate developers make improvements without impact fees.
- Scalera explains how this would benefit town services. He explains the value is that they are implemented quickly and gives the town more time to react to changes, such as a lot of new housing units quickly.
- York seconds that it would benefit necessary town services.
- The Board continues to discuss the merits of impact fees and how they would affect necessary town services.
- York explains that if impact fees are not implemented, necessary town services will be paid for only by the taxpayers.

- The Board discusses where the money will go. They discuss that it cannot go into the general fund, it would have to be allocated for specific purposes.
- Tempesta states we should be careful how far we go with impact fees. Swanzey is trying to attract businesses and this might hinder that. Impact fees are one time, but the business could be here for years paying taxes.
- Ames discusses the example fee schedule. The Board discusses it further as a whole.
- Ames asks which types of development we would be trying to target with these fees, who would it be helping/hurting, is it worth our while, etc.
- York doesn't believe impact fees will impact growth.
- Scalera states that police/fire and other town services have expenses that could be at least partially covered by these fees.
- The Board discusses the cost incurred by town staff.
- Scalera discusses school fees per child in Swanzey. The Board continues this topic.
- Tempesta is concerned that it won't make a noticeable difference when compared to having a stable business paying taxes.
- The Board continues to discuss the merits of impact fees.
- Johnson brings up concerns with water in the Town.
- The Board continues to discuss water in the Town.
- Paquette discusses the next steps with the Board. The Board says that more research is needed, and more information is required to figure out how the accounting will work.
- The Board asks Paquette to put together example fees from a prior year to see what impact fees would have looked like.
- Paquette will have example numbers by the first meeting of June (June 12).
- Scalera asks to research whether personnel needs could be covered by these fees.

Conditional Use Permits

- The conservation commission has met and has prepared a document that includes a revision of the ordinance to include conditional use permit section.
- Self reads a handout from Paquette from our last meeting.
- The Board discusses changes to the wetlands ordinance in further detail. This will be documented more carefully once the Conservation Commission submits their recommendations.
- There

Other Discussion

- The Board discusses recent legal matters.

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 7:14 p.m.

Next Meeting: May 8, 2025

Respectfully Submitted,
Adam Paquette, Town Planner

DRAFT