TOWN OF SWANZEY

OFFICE OF PLANNING AND COMMUNITY DEVELOPMENT

Phone: 603-352-7411 ext. 108
Email: planner@swanzeynh.gov
Web: www.swanzeynh.gov

Swanzey Planning Board Meeting Agenda

January 9, 2025

6:00 PM

The regular meeting of the Swanzey Planning Board will be held on **Thursday, January 9, 2025, at 6:00 p.m. at Whitcomb Hall, 17 Main Street, Swanzey.** The public may also access the meeting via Zoom by going to www.zoom.us, using the Zoom App, or by calling (929) 205-6099 and entering Meeting ID number 235 370 4380. More information on public access to the meeting is available on the Town's website at: www.swanzeynh.gov.

1) Call to Order

2) Approval of Minutes

A. December 19, 2024

3) Public Hearings

A. **Warrant Article Public Hearing:** Article 2, Amendment 1 and 8 – 12

B. **Petitioned Zoning Amendment:** Rezoning of Base Hill Road

4) Discussions/Other Business

A. **Voluntary Merger –** Edward and Michele Mack have requested a voluntary merger between Tax Map 225 Lot 54 and Tax Map 225 Lot 55.

5) Adjournment

Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – December 19, 2024
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, Board of Selectmen Representative Charlie Harbeck. 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 Michael Scungio, Alternate Bryan Verdegaal, Alternate Jane Johnson, Alternate Steve Malone, Mike York, Brandon Self

Others Present:
Garrett Raney with FACT TV, Sharee Howard, and Cheri Domina, Conservation Commission Chair

MINUTES:
- The meeting Minutes of December 12, 2024 were considered. **Motion** was made by Lane to approve the meeting Minutes of December 12, 2024 There was a second by Harbeck. All were in favor. ***Motion passed.***

APPLICATIONS AND PUBLIC HEARING(S)
There were no applications and no public hearings for this meeting.

DISCUSSION AND OTHER BUSINESS
Sharee Howard – Base Hill Zone Change Petition
- Self reads the Proposal to Rezone Base Hill Road to Residence District
- Self says that unless there is a grammatical error, the Planning Board cannot change any language
- The public hearing for this Petition will be on January 9
- Howard explains the proposed rezoning map and how each lot will change
- **Scalera makes a motion to move this to public hearing on January 9. Seconded by Lane. All were in favor. *Motion Passed.***

Warrant Article Discussion – Amendment #1 and Amendments #8 – 12
- The group discusses changes made to the above amendments.
- Domina mentions a grammatical error under amendment 9, to add a period after “district”).

Fire Station Committee Update

- Self says we have plans for the architect and DEW came back with an estimate of $3.8 million. Bonding would be for slightly less than $3 million. Scalera says it's roughly $1.2 million less than last year's proposal. Self says we will attempt to get two other estimates. Undetermined how that will affect the estimate.
- The informational meetings at Station #2 will be held in January
- Scalera says there will be some videos posted to the Town Facebook page for educational purposes

TIF District Committee Update

- Self passes around the final rough draft of the TIF boundary map. The committee recommended the creation of the TIF district, a warrant to authorize up to $1 million for improvements within the district, and a recommendation to the Selectman to purchase the West Swanzey Water Company.
- Self explains why *ViewPoint* is included in the TIF District. The water company needs rate payers and the *ViewPoint* development needs water. They also have existing storage tanks and a possible location for a tower.
- Self continues to explain aspects of the TIF District.
- Scalera asks about why we're creating the TIF and if there is a greater vision for the Route 10 corridor.
- Ames asks about hydrant locations and potential funding opportunities involved with the TIF.
- Lane asks about the housing champion program.

Cheri Update on Wetlands

- Cheri Domina explains that wetlands are taxed differently than uplands.
- If you want to put your wetlands in current use, you have to have at least 10 unimproved acres
- Setbacks don't affect how assessors tax wetlands

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 6:36 p.m.

Next Meeting: January 9, 2025

Respectfully Submitted,
Adam Paquette, Town Planner

DRAFT

Article 2 To vote by ballot on the following amendments proposed by the Swanzey Planning Board to the Town of Swanzey Zoning Ordinance (new text in *italics*, deleted text in ~~strikethrough~~):

Amendment No. 1 Are you in favor of the adoption of Amendment No. 1 as proposed by the Planning Board, to amend the Swanzey Zoning Ordinance as follows:

Amend Section XIII by adding, amending, or removing the following definitions:

> ~~**Corporate Office**~~ ***Business Offices:*** *Building or buildings used primarily for conducting the affairs of a business, industry, or government, which may include ancillary services for office workers.*
>
> ***Service Establishment:*** *Provides a skilled service, personal labor, or expertise as opposed to providing a product or tangible commodity.*
>
> ***Retail Establishment:*** *Sales in small quantities and/or direct to the consumer.*
>
> ~~**Professional:** Of or pertaining to a calling requiring specialized knowledge and long and intensive preparation such as doctors, dentists, lawyers, architects, engineers, accountants, etc.~~

Amendment No. 2 Are you in favor of the adoption of Amendment No. 2 as proposed by the Planning Board, to amend the Swanzey Zoning Ordinance as follows:

Amend Section IV, Article A.2.b to read as follows:

> **2.** In addition to the aforementioned permitted uses, the following are permitted after the issuance of a Special Exception by the Board of Adjustment:
>
> > **b.** Manufactured uses, ~~corporate offices~~ *business offices* and industrial parks;

Amendment No. 3 Are you in favor of the adoption of Amendment No. 3 as proposed by the Planning Board, to amend the Swanzey Zoning Ordinance as follows:

Amend Section V, Article A.1.f and g to read as follows:

> **1. USES PERMITTED.** In the Village Business District I, no building or premises shall be erected, altered or used and no land shall be used for any purposes except:
>
> > **f.** ~~Retail Business Establishment~~ *Retail Establishment*
> >
> > **g.** ~~Personal service shop or service establishment~~ *Service Establishment*

Amendment No. 4 Are you in favor of the adoption of Amendment No. 4 as proposed by the Planning Board, to amend the Swanzey Zoning Ordinance as follows:

Amend Section V, Article B.1.e, f and v, to read as follows:

> **1. USES PERMITTED**. In the Business District, no buildings or premises shall be erected, altered or used and no land shall be used for any purpose except:
>
> > **e.** ~~Professional and business offices~~ *Business Offices*
> >
> > **f.** ~~Retail sales, services~~ *Retail Establishment*
> >
> > ***v.*** *Service Establishment*

Amendment No. 5 Are you in favor of the adoption of Amendment No. 5 as proposed by the Planning Board, to amend the Swanzey Zoning Ordinance as follows:

Amend Section V, Article C.1.e, f, and j to read as follows:

> **1. USES PERMITTED**. In the Village Business District II, no building or premises shall be erected, *altered, or* used and no land shall be used for any purposes except:
>
> > **e**. ~~Professional, Business, or Corporate Offices~~ *Business Offices*
> >
> > **f.** ~~Personal Service Shop or Service Establishment~~ *Service Establishment*
> >
> > **j.** ~~Retail Business Establishment~~ *Retail Establishment*

Amendment No. 6 Are you in favor of the adoption of Amendment No. 6 as proposed by the Planning Board, to amend the Swanzey Zoning Ordinance as follows:

Amend Section VI, Article A.1.d. 6), 11), and 24) to read as follows:

> **d. USES PERMITTED.** In the Commercial/Industrial Zone, no building or premises shall be erected, altered or used and no land shall be used for any purpose except:
>
> > **6)** ~~Business and professional offices~~ *Business Offices*
> >
> > **11)** ~~Retail sales, services~~ *Retail Establishment*
> >
> > ***24)*** *Service Establishment*

Amendment No. 7 Are you in favor of the adoption of Amendment No. 7 as proposed by the Planning Board, to amend the Swanzey Zoning Ordinance as follows:

Amend Section VI, Article B.2.c to read as follows:

> **2. ~~PERMITTED USES~~ USES PERMITTED.** In the Industrial Park District, no building or premises shall be erected, altered, or used and no land shall be used for any purposes except:
>
> **c.** ~~Corporate offices~~ *Business Offices*

Amendment No. 8 Are you in favor of the adoption of Amendment No. 8 as proposed by the Planning Board, to amend the Swanzey Zoning Ordinance as follows:

Amend Section VII, Article B.1 to read as follows:

1. The Swanzey Wetlands Conservation District is defined as those areas of the town *consisting of wetlands and any uplands/non-wetlands within 75 feet of any wetlands. For purposes of Section VII, "wetlands" means an area that is* inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal conditions does support, a prevalence of vegetation typically adapted for life in saturated soil conditions *(or as otherwise defined by RSA 482-A:2, and as it may be amended). If a site's vegetation has been cleared, the presence of hydric soil (as determined by a professional soil scientist) shall be evidence of a wetland*. The Wetlands Conservation District is sometimes referred to herein as ~~"wetlands" or "wetland areas."~~ *the WCD.*

Amendment No. 9 Are you in favor of the adoption of Amendment No. 9 as proposed by the Planning Board, to amend the Swanzey Zoning Ordinance as follows:

Add Section VII, Article B.2 to read as follows:

2. *"Wetlands" include but are not limited to:*

a. *Any freshwater wetland, which includes marshes, swamps, bogs, vernal pools and wooded bottomlands, and any surface waters, including rivers, streams and intermittent streams, and the land under said waters (excepting 4th order streams and designated rivers, lakes and ponds covered by Section VII Shoreland Protection District) Determinations of the boundaries between "wetlands" and "uplands" shall be made in accordance with methods outlined in the 1987 U.S. Army Corps of Engineers Wetland Delineation Manual Y-87-1 and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2.0 or as amended).*

Amendment No. 10 Are you in favor of the adoption of Amendment No. 10 as proposed by the Planning Board, to amend the Swanzey Zoning Ordinance as follows:

Amend Section VII, Article D to read as follows:

D. USES PERMITTED

Uses permitted in the Wetlands Conservation District, provided that all required permits have been obtained, are as follows:

1. ~~Water impoundments, to the extent that wildlife considerations will allow and construction of wells for water supply~~ *Construction of wells for water supply, or man-made ponds as permitted by NH Dept. of Environmental Services.*

~~**2.** Drainage ways, streams, creeks or other paths of normal runoff water~~

~~**3.**~~ **2.** Wildlife habitat development and management.

~~**4.** Parks and such recreation uses as are consistent with the purpose and intent of Section C~~ **3.** *Conservation areas and footpaths, footbridges and boardwalks providing for pedestrian recreational uses such as fishing, hunting, hiking, birdwatching and nature study, provided:*

a. *Said structures are constructed so as to permit the unobstructed flow of water and;*

b. *The natural contour of the wetlands is preserved.*

~~**5.** Conservation areas and natural trails;~~

4. Open spaces as permitted by subdivision regulations and other sections of the Ordinance.

~~**6.** Forestry and Tree Farming in Wetlands~~ **5.** *Forest management and tree farming within 75 ft. of wetlands, consistent with best management practices published by the NH Department of Resources and Economic Development and UNH Cooperative Extension.*

~~**8.** Agriculture in wetlands;~~ **6.** *Agriculture within 75 ft. of wetlands, where it does not impair the function and values in the adjacent wetlands, consistent with best management practices published by the NH Department of Agriculture, Markets and Food.*

~~**9.** The Construction or reconstruction of fences, footbridges, catwalks, wharfs, and structures that enhance the site as wildlife habitat provided:~~

~~**a.** Said structures are constructed so as to permit the unobstructed flow of water, and;~~

~~**b.** The natural contour of the wetlands is preserved.~~

~~**10.** Alteration of the surface configuration of the land by filling or dredging provided that:~~

~~**a.** The alteration enhances the wetland wildlife aspect of the site; and~~

~~**b.** The natural contour of the wetland is preserved.~~

~~**11.** Construction of streets, roads and other access ways, and pipelines, powerlines and other transmission lines.~~ **7.** *Maintaining, repairing or replacing existing and lawfully located structures, public utilities, streets, roads, and accessways, provided that the work conforms to the general standards adopted in this section.*

Amendment No. 11 Are you in favor of the adoption of Amendment No. 11 as proposed by the Planning Board, to amend the Swanzey Zoning Ordinance as follows:

Amend Section VII, Article E to read as follows:

E. ~~SPECIAL PROVISIONS~~ *REQUIREMENTS*

1. No leach field*, septic tank, pump chamber* or dry well may be located ~~closer than one hundred twenty five (125) feet to any designated wetland~~ *within 75 feet of wetlands. Expansion of an existing system to accommodate additional loading shall be considered new construction.* In instances of septic failure, certified by the Town of Swanzey Health Officer, the ~~one hundred twenty five (125)~~ *75* foot requirement is waived if a licensed septic designer certifies to the Health Officer that a ~~one hundred twenty five (125)~~ *75* foot setback is not possible; in that event, the system can be replaced to State specifications.

2. *The WCD, excluding bodies of water,* ~~will not~~ *may* be used to satisfy minimum lot area and setback requirements ~~and may not be used when applying a residential density factor~~ *provided that 75% of the minimum required lot size is contiguous non-wetland and that the contiguous non-wetland area is sufficient in size and configuration to adequately accommodate all required utilities, such as wellhead and sewage disposal for on-site septic tanks and leach fields.*

***3**. No new structure or building greater than 100 square feet in area shall be located within 75 feet of wetlands.*

***4.** No parking areas may be located within 75 feet of wetlands.*

***5.** No underground fuel storage tank or tank containing other hazardous materials shall be placed in the WCD.*

***6.** No soil removal or change to the surface topography of soil or modification of existing drainage characteristics, including disturbance of water levels, water table or water runoff patterns shall be allowed in the WCD.*

7. *No Dumping, discharging or placement of fill of any kind shall be allowed in the WCD.*

8. *No storage of junkyard materials or equipment such as construction equipment, vehicles, or anything containing hazardous substances within the WCD, unless housed in an allowed structure such as a covered garden shed.*

9. *All wetland buffers (area within 75 feet of wetlands) will be required to remain in a naturally vegetated state—or be planted to native vegetation—without regular mowing, spraying of pesticides or herbicides, or other activity that will damage the buffer's ability to filter and slow water entering or leaving the wetland area.*

Amendment No. 12 Are you in favor of the adoption of Amendment No. 12 as proposed by the Planning Board, to amend the Swanzey Zoning Ordinance as follows:

Add Section VII, Article F to read as follows:

F. AREAS EXEMPTED FROM THIS SECTION

Areas exempted from this section will include wetlands associated with currently functioning and maintained, man-made:

1. Ditches and stormwater treatment swales

2. Sedimentation and/or detention basins or ponds

3. Agricultural and irrigation ponds or swales

4. Fire ponds, cisterns and related facilities.

To be exempted, such features may not have been constructed as part of compensatory mitigation or created in what were previously jurisdictional wetlands.

RECEIVED
DEC 1 1 2024
TOWN ADMINISTRATOR

Proposal to Rezone Base Hill Road to Residence District

The zoning map of the Town of Swanzey dated 9/1/1947, as amended**, is to be further amended as follows:** lots fronting on Base Hill Road shall all be included in the Residence District, with the following exceptions:

1.) Lots between New Run Brook and Rte. 10 which are currently in Commercial/Industrial District shall remain in that district (Tax Map 212, Lots 22 & 23 and Map 203, Lots 4, 30 & 29)

2.) Tax Map 203, Lots 14, 20, 22 and 26 shall remain in the Business District

3.) Tax Map 203, Lots 8, 13, and 20-1 shall be included in the Rural/Agricultural District

4.) A portion of Tax Map 203, Lot 25, with an eastern boundary equal to the abutting lots on either side, shall be included in the Residence District.

WE , the undersigned, understand completely the rezoning request put forth here. We the residents of Swanzey request the Town of Swanzey put forth this Amendment to be voted on.

Print name	Signature	Lot #	Address	Date
✓ Robert Audette			236 Old Richmond Rd	12/9/24
✓ Stephen Russell			39 Kotel Ln	12/9/24
✓ Barbara Skuly	Barbara Skuly		19 Spring St	12/09/24
✓ ARTHUR WINSOR			28 West Shore Rd	12/10/24

Print name	Signature	Lot #	Address	Date
✓ Joe Parisi	J. Parisi		41 W Shore Rd Swanzey, NH	12/10/24
✓ Jeff Lapil			192 W. Shore Rd Swanzey, NH	12/10/24
✓ Cheryl Domina	Cheryl Domina		227 Swanzey Lake Rd	12/11/24

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Print name	Signature	Lot #	Address	Date
✓ Jeanette Gokey	Jeanette Gokey	#6	38 Base Hill Rd	12-8-24
✓ Deborah Sprague	Deborah Sprague	#7	42 Base Hill Rd.	12/8/24
✓ S.C. Worthen	S.C. Worthen		1352 Old Homestead Hwy	12/8/24
✓ Todd Bergeron	Todd Bergeron		1326 Old Homestead Hwy	12/8/24

Print name	Signature	Lot #	Address	Date
Jered Reed		#16	120 Base Hill	12-8-24
Audra Perman			1239 Old Homestead hwy	12-8-24
David Gwoh		#28	4/3 Base Hill Rd	12/9/24
Eric Tavarent		#19	131 Base Hill R	12/9/24
James Harris		#15	114 Base Hill Rd	
Stephanie Hoole		#27	51 Base Hill Rd.	12/10/24
Elizabeth Nabi			64 Whitcomb Rd	12/10/24
Sharee Howard		#15	114 BASE Hill Rd	12/10/24
Ali Taylor		16	120 Base Hill Rd	12/10/24
Isaac Rice		16	258 Eaton Rd	12.10.24
Rachel Vogt			305 Marcy Hill Rd	12.10.24

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Print name	Signature	Lot #	Address	Date
Greg Getty	Greg Getty	4	20 Base Hill Rd	12/11/2024
Margaret Getty	Margaret Getty	4	20 Base Hill Rd	12/11/2024
Jessica Ramsey-Sanchez			366 Cobble Hill Rd	12/11/2024
Vincent Sanchez			366 Cobble Hill Rd	12/11/2024

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WE , the undersigned, understand completely the rezoning request put forth here. We the residents of Swanzey request the Town of Swanzey put forth this Amendment to be voted on.

Print name	Signature	Lot #	Address	Date
Cheri Ball	Cheri Ball		468 Cobbletree Rd Swanzey, NH 03446	12/9/24
MICHAEL BALL	Michael Ball		468 GOBBLE HILL RD SWANZEY NH 03446	12/9/24
Blaine Ball	Blaine Ball		468 Cobble Hill RD Swanzey NH 03446	12/9/24
[illegible] PRESTON	[illegible]		38 SUMMER ST WEST SWANZEY 03469	12-9-24

Print name	Signature	Lot #	Address	Date
Gary Preston	Gary Preston		38 Summer St. West Swanzey NH.	12-9-2024
Roger Gouslin	Roger Gouslin	18	141 Base Hill Rd Swanzey, N.H.	12/9/2024
LINDA Gouslin	Linda Gouslin	18	141 Base Hill Rd Swanzey, N. H.	12/9/2024
[illegible]	[illegible]			
GARY J. RILEY	[illegible]		35 SWANZEY ST.	12/9/2024
Patty Fairbanks	Patty Fairbanks		22 West St Swanzey	12/9/2024.
Richard Fairbanks	[illegible]		22 west st	12/9/2024
Robin T. Riley	Robin J. Riley		3 Swanzey St Apt 1	12/9/2024
John Caldarelli	John Caldarelli		75 Brookview Rd Swanzey, N. H.	12/9/2024
Judy Caldarelli	Judy Caldarelli		75 Brookview R Swanzey, N.H.	12/9/2024

Print name	Signature	Lot #	Address	Date

Rezoning Proposal for Base Hill Rd., Swanzey NH

Whereas: Base Hill Road is largely residential lots with single-family homes; and

Whereas: The Keene end of Base Hill Road is zoned as Rural, Low Density (single-family residence), or Conservation; and

Whereas: Base Hill Road is a Class 5 road, not wide enough to handle a commercial/business volume of traffic, and is already overburdened by trucks and business vehicles using it for a shortcut, making it unsafe for residents to walk and bike; and

Whereas: Lots on Base Hill Road are backed in Swanzey by Yale Forest on one side and a large, significant wetland on the other, which serves as an important floodplain and wildlife habitat and creates a critical wildlife-crossing situation; and

Whereas: The entire east side and half the west side of Base Hill Road lies atop an aquifer;

Therefore: The zoning map of the Town of Swanzey dated 9/1/1947, as amended, is to be further amended as follows: lots fronting on Base Hill Road—now included in the Business District or Commercial/Industrial District—shall instead be included in the Residence District (lots with existing business to be grandfathered for current use/owner):

West side of Base Hill Road:

Tax Map 203

Lot #	name of owner	mailing address	Zone now / Zone change	
4	Getty rev trust	20 Base Hill Rd	com/ind	Residence
5	Beini Quan/Adrian Blandori	32 Base Hill Rd	com/ind	Residence
6	Jan Gokey	38 Base Hill Rd	com/ind	Residence
7	Deb Sprague	42 Base Hill Rd	com/ind	Residence
8	Yale forest Unv.	New haven Ct	Business	Rural/agricl

11	Jacob Norris	50 Base Hill Rd	com/ind	Residence
12	Ron White	58 Base Hill Rd	com/ind	Residence
13	Yale Forest Unv.	New Haven CT	Business	Rural /agricl
14	A E Hill constr.	98 Base Hill Rd	com/ind	No change
15	Sharee Howard	114 Base Hill Rd	Business	Residence
16	Ali Rice	120 Base Hill Rd	Business	Residence
13	Yale Forest Unv.	New Haven CT	Business	Rural /agricl

East side of Base Hill Road

Lot #	name of owner	mailing address	Zone now	zone change
203-30	State DOT	19 Base Hill Rd	Com/Ind	No change
203-29	State DOT	19 Base Hill Rd	Com/Ind	No change
28	David/Angelia Guion	43 Base Hill Rd	Com/ind	Residence
27	Houle Stephanie	51 Base Hill Rd	Com/ind	Residence
26	Ells James/Bev.	57 Base Hill Rd	Com/ind	Business
25	M.H.S	101 west swanzey rd	Com/ind*	rural/agricl
24	Penny Bell	63 Base Hill Rd	Com/ind	Residence
23	robjohn/J.Tempesta *	75 Base Hill Rd	business	Residence
22	Robjohn llc	93 Base Hill Rd	business	No change
20 -3*	A.P.S	115 Base Hill Rd	3 acres business	No change
20-7*	A.p.s	115 Base Hill Rd	7 acres business	Rural /agricl
21	A.P.S	115 base hill Rd	Rural/agricl	wetlands
19	Ashley Bronson	131 Base Hill Rd	Business	Residence
18	Roger and Linda Gouslin	141 Base Hill Rd	Business	Residence

TOWN OF SWANZEY, NH

APPLICATION FOR VOLUNTARY MERGER OF PRE-EXISTING LOTS
PURSUANT TO RSA 674:39-a

Name of Property Owner(s): EDWARD P. & MICHELE M. MACK

Mailing Address: 110 PARTRIDGEBERRY LN
SWANZEY NH 03446

Telephone Number: (603) 338-0271

Email Address: N/A

Street Location of Parcels Affected by the Requested Merger: 110 & 106 PARTRIDGEBERRY LN

Properties Requested to be Merged (attach additional sheet if needed):

Parcel 1 110 PARTRIDGEBERRY LN

Tax Map 225 Lot Number 55

Current Deed Reference (book & page) BOOK 2972 PAGE 0834 Date Recorded 01/05/2017

Parcel 2 106 PARTRIDGEBERRY LN

Tax Map 225 Lot Number 54

Current Deed Reference (book & page) BOOK 3173 PAGE 855 Date Recorded 07/26/2021

Parcel 3

Tax Map _____ Lot Number _____

Current Deed Reference (book & page) Date Recorded _____

By signing this application, the undersigned certifies that the merger of these parcels will not create a violation of any Town ordinance or regulation, that the lots are in common ownership and contiguous, and that none of the parcels shall hereafter be separately transferred without subdivision approval from the Swanzey Planning Board.

Signature(s) of Property Owner(s):

Signature: Edward P. Mack Name: EDWARD P. MACK Date: 12/17/2024

Signature: Michele M Mack Name: MICHELE M. MACK Date: 12/17/2024

Lane and Bentley
@ Desk

Doc # 1700103 Jan 5, 2017 12:24 PM
Book 2972 Page 0834 Page 1 of 2
Register of Deeds, Cheshire County
Anna Z. Tilton-Register of Deeds

C/H
L-CHIP
CHA066025

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
*****1 Thousand 1 Hundred 85 Dollars
DATE 01/05/2017 CH842324s AMOUNT *****1185.00
VOID IF ALTERED

KNOW ALL MEN BY THESE PRESENTS:

THAT I, **John R. Siomkos**, married, of 6110 Colwyn Court, Greensboro, North Carolina 27455, for consideration paid, grant to **Edward P. Mack and Michele M. Mack**, husband and wife, as joint tenants with rights of survivorship and not as tenants in common of PO Box 293, Troy, New York 12181, with **WARRANTY COVENANTS**,

A certain tract of land with the buildings thereon situated in **Swanzey**, County of Cheshire and State of New Hampshire, bounded and described as follows:

Beginning at an iron pin on the southerly side of Partridgeberry Lane at the northwest corner of the within conveyed premises and at the northeast corner of land now or formerly of Victor A. Kuhns, et al;

Thence S. 80° 01' 30" E. along the southerly side of Partridgeberry Lane 98.32 feet to an iron pin at the northeast corner of the within conveyed premises and at the northwest corner of Lot 7 as depicted on the plan hereinafter referred to;

Thence S. 18° 23' 32" W. a distance of 260.67 feet to an iron pin;

Thence S. 32° 19' 50" W. a distance of 490.96 feet to a drill hole set in a stone wall, the last two courses being along Lot 7 as depicted on said plan;

Thence N. 80° 22' 43" W. along a stone wall and also being along land of the Town of Swanzey (Carpenter Home) 713.08 feet to a drill hole set in a stone wall;

Thence N. 9° 34' 39" E. along Lot 5 as depicted on said plan 410.49 feet to a point in a stone wall;

Thence S. 80° 25' 21" E. along land now or formerly of Richard G. Pearce, et al, 175.00 feet to an iron pin;

Thence S. 80° 25' 21" E. a distance of 87.96 feet to an iron pin;

Thence S. 84° 32' 36" E. a distance of 87.26 feet to an iron pin, the last two courses being along land now or formerly of Richard M. Joyal, et al;

Thence S. 84° 32' 36" E. along land now or formerly of Robert J. Madden, et al, 165.43 feet to an iron pin;

Thence S. 84° 32' 36" E. along land now or formerly of Hildegard Parsons, 165.43 feet to an iron pin;

Thence S. 84° 32' 36" E. a distance of 128.44 feet to an iron pin;
Thence S. 81° 49' 46" E. a distance of 36.92 feet to an iron pin;
Thence N. 9° 27' 40" E. a distance of 259.66 feet to an iron pin at the point of beginning, the last three courses being along land now or formerly of Victor A. Kuhns, et al.

Being Lot #6 containing 8.32 acres, more or less, on a plan entitled "Plat of Gary E. Voss and Rolling Wood Limited Partnership Subdivision, Partridgeberry Lane, Swanzey, N.H." drawn by Thomas W. Flavin, Jr. dated November 28, 1984, recorded as Plan Roll 1135 (Cabinet 6-126) of the Cheshire Registry of Deeds.

Being all of the premises conveyed to Valiant Siomkos and John R. Siomkos by deed of Gary E. Voss dated April 28, 1987 as recorded in Vol. 1188, Page 135 of the Cheshire County ~~Registry of Deeds. See also deed of Valiant Siomkos and John R. Siomkos~~ to John R. Siomkos dated July 7, 2010 as recorded in Vol. 2669, Page 106 of said Registry.

This is not homestead property of the within named Grantor or of his spouse.

Signed and dated this 29th day of December, 2016.

x John R Siomkos
John R. Siomkos

STATE OF ~~NORTH CAROLINA, GUILFORD,~~ Florida, Palm Beach County SS.

Personally appeared, John R. Siomkos, before me, and acknowledged the foregoing this 29th day of December, 2016.

Ernest F. Briere
Notary Public
State of Florida
My Commission Expires 2-23-2020
Commission No. FF 963914

Notary Public
Printed Name: Ernest F. Briere
My Commission expires: 2/23/2020.

Doc # 2108017 07/26/2021 10:30:29 AM
Book 3173 Page 855 Page 1 of 2
Register of Deeds, Cheshire County
LCHIP CHA104685 25.00
TRANS TAX CH851684 5,850.00

Lane and Bentley
@ Desk

KNOW ALL MEN BY THESE PRESENTS:

THAT we, **James L. Gray and Catherine A. Gray**, husband and wife, of 106 Partridgeberry Lane, Swanzey, New Hampshire 03446, for consideration paid, grant to **Edward P. Mack and Michele M. Mack**, husband and wife, as joint tenants with rights of survivorship and not as tenants in common of 110 Partridgeberry Lane, Swanzey, New Hampshire 03446, with **WARRANTY COVENANTS**,

A certain tract of land with the buildings thereon, off the southerly side of Partridgeberry Lane in Swanzey, County of Cheshire and State of New Hampshire, bounded and described as follows:

Beginning at an iron pin in the southerly line of Partridgeberry Lane at the corner of Lot #6 on the plan hereinafter referred to;

thence South 18° 23' 32" West two hundred sixty and sixty-seven hundredths (260.67) feet, more or less, along Lot #6 to an iron pin;

thence South 32° 19' 50" West four hundred ninety and ninety-six hundredths (490.96) feet, more or less, still along Lot #6 to a drill hole in a stone wall at land of the Town of Swanzey;

thence South 80° 02' 44" East eight hundred forty-two and fifty-nine hundredths (842.59) feet, more or less, along the stone wall to an intersecting stone wall;

thence South 81° 18' 33" East three hundred eighty-six and forty-four hundredths (386.44) feet, more or less, along the stone wall to a drill hole in an intersecting stone wall at land of Ann S. Benford;

thence North 12° 23' 09" West five hundred eighty-eight and thirty hundredths (588.30) feet, more or less, along said Benford land to an iron pin at land now or formerly of Jeanette Rondeau;

thence South 63° 17' 25" West eighty-two (82) feet, more or less, along said Rondeau land;

thence South 80° 16' 54" West Ninety-six and fifty-two hundredths (96.52) feet, more or less, to an iron pin;

thence North 86° 29' 30" West one hundred sixty-five and forty-nine hundredths (165.49) feet, more or less, to an iron pin;

thence North 80° 10' 14" West fifty-seven and thirty-seven hundredths (57.37) feet, more or less, to an iron pin;

thence North 80° 12' 26" West one hundred sixty-three and eighty-three hundredths (163.83) feet, more or less, to an iron pin;

thence North 77° 54' 40" West one hundred nine and four hundredths (109.04) feet, more or less, to an iron pin;

thence North 80° 13' 24" West one hundred nine and thirty-one hundredths (109.31) feet, more or less, to a rebar;

thence North 33° 15' 56" East two hundred forty-eight and seventy-two hundredths (248.72) feet, more or less, to a rebar;

thence North 17° 33' 24" West forty-seven and seventy-five hundredths (47.75) feet, more or less, to a rebar in the southerly line of Partridgeberry Lane;

thence in a westerly direction following the curve of the street on an arc, the radius of which is one hundred thirty (130) feet, more or less, a distance of sixty-one and seventeen hundredths (61.17) feet, more or less;

thence North 80° 01' 30" West thirty-seven and sixteen hundredths (37.16) feet, more or less, to the place of beginning.

Being Lot #7 containing eleven and sixty-six hundredths (11.66) acres, more or less, on a plan entitled, "Plat of Gary E. Voss and Rolling Wood Limited Partnership Subdivision, Partridgeberry Lane, Swanzey, N.H." drawn by Thomas W. Flavin, Jr., dated November 28, 1984, recorded as Plan Roll 1135 (Cabinet 6-126) of the Cheshire Registry of Deeds.

Being all of the premises conveyed to Catherine A. Gray and James L. Gray by deed of Donald W. Murdock and Cherryl D. Murdock dated September 15, 1995 as recorded in Vol. 1535, Page 72 of the Cheshire County Registry of Deeds.

Subject to Current Use Assessment dated April 13, 2009 as recorded in Vol. 2576, Page 124 of the Cheshire County Registry of Deeds. (10.66 acres of 11.66 acres are in Current Use).

We, James L. Gray and Catherine A. Gray, husband and wife, release to the Grantees all rights of homestead and other interests therein.

Signed and dated this 26th day of July, 2021.

James L. Gray

Catherine A. Gray

STATE OF NEW HAMPSHIRE, CHESHIRE, SS.

Personally appeared, James L. Gray and Catherine A. Gray before me, and acknowledged the foregoing this 26th day of July, 2021.

Justice of the Peace
Printed Name: Michael P. Bentley
My Commission expires: May 20, 2025



Return to:
Town of Swanzey
PO Box 10009
Swanzey, NH 03446

To: Anna Z. Tilton, Cheshire County Registry of Deeds
Subject: Voluntary Merger (RSA 674:39-a)
Properties of Edward and Michele Mack situated in Swanzey, New Hampshire

NOTICE OF VOLUNTARY MERGER (RSA 674:39-a)

This notice is to advise that parcels owned by **Edward and Michele Mack**, identified by the Town of Swanzey as **Tax Map 225, Lot 54** (book 3173 page 855) **and Tax Map 225, Lot 55** (book 2972 page 0834) are voluntarily merged for municipal regulation purposes effective upon approval by the Planning Board and for taxation purposes beginning January 9, 2025. Upon Planning Board approval these parcels may no longer be separately transferred without subdivision and **will henceforth be known as Tax Map 225, Lot 54.**

Voluntary merger requested by:

_____ _____
Witness Edward Mack

_____
Michele Mack

Subscribed and sworn before me this ____ day of _____, 20__ by

_____.

_____
Notary Public/Justice of the Peace

_____ _____
Planning Board Chair Planning Board Clerk
Date: