TOWN OF SWANZEY

OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT

Phone: 603-352-7411 ext. 108
Email: planner@swanzeynh.gov
Web: www.swanzeynh.gov
Address: 620 Old Homestead Hwy

Swanzey Planning Board Agenda
August 28, 2025
6:00 PM

A regular meeting of the Swanzey Planning Board will be held on **Thursday, August 28, 2025, at 6:00 p.m. The meeting is upstairs at Whitcomb Hall (17 Main Street, Swanzey).** The public may 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. August 14, 2025

3) Public Hearings

A. **None**

4) Discussions/Other Business

A. New Tenant Application – 2A Tommys Way, Swanzey, NH 03466

B. Other business as required

5) Adjournment

Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – **August 14, 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 6:00pm 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, Brandon Self, Alternates 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: Jane Johnson

Others Present:
Kai Kraemer with FACT TV, John Noonan, Fieldstone Land Consultants

REGIONAL IMPACT
A motion was made by York that there was no regional impact. There was a second by B Self**.** All were in favor. With no further discussion, the motion passed.

MINUTES:
The meeting minutes of July 24, 2025 were considered. A motion was made by Lane to approve the meeting minutes as presented. There was a second by Scalera**.** Lane and Chair Self recommended edits. With no other discussion, all were in favor of approving the minutes as edited. The motion passed.

APPLICATIONS AND PUBLIC HEARING(S):
PB 25-013: Asher Construction Site Plan Review – Asher Construction have submitted a site plan review application proposing a gravel parking area and flex space at Tax Map 209 Lot 4. The subject property is in the Industrial Park District. The subject property is 6.88 acres in size and is located on the north side of Safford Drive. The area of the property in review is on the east side, adjacent to Tax Map 106, Lot 52.

John Noonan from Fieldstone Land Consultants reviewed the checklist for the Board.

A motion was made by Scalera to approve the application as complete. The motion was seconded by B Self; with no further discussion the motion passed unanimously.

The Chair opened the public meeting at 6:11pm.

The Board asked questions about the plan; Ames asked about the proposed landscaping; Scalera asked about the parking area and storage units. Chair Self confirmed that any storage would be inside a container

versus being stored on the property outside. Lane is concerned about container-type storage. He also told Noonan about an existing pipe that is leading toward the wetland that has water running from it toward the wetlands. He pointed it out on the plans. Noonan was not familiar with the pipe. He explained where the catch basins will be; Scalera asked if the client had considered a paved lot, versus the hardpack gravel that is being proposed. Noonan said his client wants a gravel lot. It is intended to be for overflow parking, not for long-term parking. Ames asked about the term *flex space*. She'd like to be more specific about the use so it can be a condition of approval. The Board discussed allowing open and enclosed trailers, storage containers including those on wheels, and overflow parking as needed for trucks no larger than a box truck or pickup with a trailer. The Board would prefer to exclude storage of any heavy construction equipment such as excavators and bulldozers. The board continued discussion regarding items that might be stored there long-term. Chair Self suggested that there be no permanent storage units there.

Scalera mentioned the concerns from the Conservation Commission that there might be contamination dumped there by Clearwater Pools, such as chlorine. Noonan will bring it up to the client.

Chair Self closed the public meeting at 6:38.

The board continued the discussion and named the permitted uses: open and enclosed truck trailers, mobile storage containers on wheels, and overflow parking as needed for trucks no larger than a box truck or pickup with a trailer. Excluded uses: storage containers not on wheels, any loose materials that are not on trailers, and storage of any heavy construction equipment such as excavators and bulldozers.

Ames made the motion to approve the modification to the site plan with the conditions that were stated above; Lane seconded. With no further discussion the motion carried.

There was further discussion regarding the pipe that Lane had questioned.

Discussions and Other Business:
Chair Self reminded the board that there is a vacant position on the board and asked the board to contact Adam if they have any recommendations.

Lane said he would like the Board to continue discussion from the last meeting regarding Article B3 of the Wetland Conservation District's draft of changes to the Existing Ordinance. He'd like further discussion without personal biases for the general benefit of the wetlands. We have until November to finalize this. Cheri Domina sent the Board information; Ame strongly recommended the board read the information. Ames said she would like to have more information from experts before decisions are made. Paquette suggested another joint meeting with the Wetland Conservation District.

Lane made a motion that the board reconsider Article B3 to include setbacks when the Board discusses the Wetland Conservation District's draft of changes to the Existing Ordinance. Ames seconded the motion. There was more discussion; Ames withdrew her second; Lane withdrew the motion.

Paquette suggested dates of September 11 or October 9th for the joint meeting. The Board selected September 11th. Chair Self asked for final revisions to be ready with plenty of time before that meeting so the Board can review them.

York wants to be sure the private property rights granted by the Constitution are not violated.

ADJOURNMENT
A motion to adjourn was made by York. There was a second to the motion by B. Self with no further discussion. All were in favor. The motion passed. Adjournment occurred at 7:06pm.

Next Meeting: August 28, 2025

Respectfully Submitted,

Susan Ells, Recording Secretary

Approved on

DRAFT

SWANZEY PLANNING BOARD
P. O. Box 10009
Swanzey, NH 03446
Email: planner@swanzeynh.gov

RECEIVED
AUG 18 2025
TOWN OF SWANZEY

NEW TENANT APPLICATION FORM

Date Received:_____ By:_____

Businesses moving into a building that has previously received Site Plan approval for the **same type of permitted use** may be allowed without a formal Site Plan Review.

Applications submitted by new tenants do not automatically require a public hearing. However, the Planning Board reserves the right to determine, based on the nature of the application, whether a Site Plan Review will be necessary. This process helps ensure that any proposed use aligns with local planning and zoning regulations.

Application Fee: $25.00

SELECT ONE OPTION BELOW:

- [x] **New Tenant in a Multi-Tenant Building**
- [ ] **New Tenant in a Single-Tenant Building**

1. Name and address of owner(s) of record:
   Naughton Dynamic Solutions, LLC
   47 S Scofield Mtn Rd, Winchester, NH 03470
   Preferred Telephone: (413)752-2767 Email: shane@nds-tg.com
2. Name and address of applicant (if different):
   _____
   _____
   Preferred Telephone:_____ Email:_____
3. Street Address of Proposed Project: 2A Tommys Way, Swanzey, MH 03466
4. Zoning District(s): Commercial Tax Map# 108 Lot(s)# 6

5. Type of Business (describe briefly):
Machine tooling shop

6. Location of Business on Property (site plan of property location shall be included):
Site plan on file with Town of Swanzey. Building #2 Unit A

7. Proposed Hours and Days of Operation: Mon-Fri | 7AM-5PM

8. Estimated Customers Per Day: 0

9. Parking Spaces Planned: 3

10. Number of Full-Time Employees: 1

11. Number of Part-Time Employees: 0

12. Number of Pick-ups & Deliveries each day/week: 1 to 2 per month or as needed, not frequent

13. Means of Pick-up & Delivery (large truck, van, personal vehicle, etc.):
Delivery truck

14. Outside Lighting (describe briefly):
Exsisting lighting - no additinal lighting being added

15. Special Licenses Required:

16. Permits Required: N/A

17. Signs Required (describe briefly and attach a copy of completed sign permit application):
Sign will be at the Sign bank at the property entrance and will not deviate from previously approved design.

The Applicant certifies that this application is correctly completed with all required attachments and requirements and that any additional costs for engineering or professional services incurred by the Planning Board or the Town of Swanzey in the final review process of this application shall be borne by the applicant and/or owner.

2025-08-18 Shane Vaughton

Date **Applicant Signature**

The Owner certifies that this application is correctly completed with all required attachments and requirements and that any additional costs for engineering or professional services incurred by the Planning Board or the Town of Swanzey in the final review process of this application shall be borne by the applicant and/or owner.

2025-08-18

Date **Owner Signature**

FOR PLANNING BOARD USE ONLY

Comments:

The above application was:

☐ **APPROVED**

☐ **DENIED**