TOWN OF SWANZEY

OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT

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Swanzey Planning Board Agenda
November 20, 2025
6:00 PM

A regular meeting of the Swanzey Planning Board will be held on **Thursday, November 20, 2025, at 6:00 p.m. The meeting is upstairs at Whitcomb Hall (17 Main Street, Swanzey).** The meeting will also be live streamed on the Town of Swanzey's YouTube page. 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. November 6, 2025

3) Public Hearings

A. NONE

4) Discussions/Other Business

A. Chad Brennon – Rezone Proposal

B. Wetlands Conservation District – Set Public Hearing for Amendment #1

C. Warrant Article Discussion – Set Public Hearing for Amendments #2 through #8

D. Petitioned Zoning Amendment – Set Public Hearing for Base Hill Road Rezone

E. Planning Priorities – Strategic Discussion on Ordinance Revisions

5) Adjournment

Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – **November 6, 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 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 James Tempesta. 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:
Garrett Ranney with FACT TV, Mark Patten, Kelly Carlin, Robin Christopherson, Jim Devine, and Charlie Harbeck.

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

MINUTES:
The meeting minutes of October 23, 2025, were considered. A motion was made by Lane to approve the meeting minutes as presented. There was a second by Scalera**.** York abstained; all others were in favor. With no further discussion, the motion passed.

APPLICATIONS AND PUBLIC HEARING(S):
Lane made a motion to combine the two applications; B Self seconded the motion; all were in favor and the motion passed.

A. PB 25-015 – Patten Oil Site Plan:
Mark Patten proposes the construction of a 1,350-square-foot parking area to accommodate two oil trucks and one box truck for use by Patten Oil. The property is in the Business District at Tax Map 102, Lot 13.

B. PB 25-016 – Patten Oil Home Based Business:
This application supports Patten Oil's office operations and includes parking for two oil trucks and one box truck, in coordination with the site plan application.

The Board reviewed the items 14 -25 requests for waivers.

B Self made the motion to grant the waivers, that granting the request is consistent with the intent and purpose of the rules waived; York seconded the motion; all were in favor; the motion passed.

York Made a motion that the application is complete and the Board can proceed to the Public Hearing; B Self seconded. All were in favor; the motion passed.

Paquette requested the Board review the site plan first. He stated the Board of Selectmen have not reviewed the home based business application, so any approval would be on the condition that the Board of Selectmen approves the home based business.

Mark Patten presented how he operates his business. The oil trucks he owns are 2020 models which are designed to eliminate any leaking in the plumbing. The trucks are tested weekly, and the drivers conduct a 30-point inspection every day before leaving with the truck, as well as when the truck returns at the end of the day. They put pans under the trucks when they are parked in case there are any drips. The trucks carry a spill kit in case there ever was a spill. The trucks have a fire extinguisher, a first aid kit, and an emergency response guide. The business has a thorough safety program which is signed by each driver after attending safety orientation. He plans to gravel down on the parking area.

Ames suggested that the site plan show where the septic system is located. She also asked about the driveway location. Lane asked about the side setback; Paquette said setbacks only apply to structures, not parking. Chair Self said for parking it needs to be 10 feet, which this meets. Lane inquired what hazmat materials are on site; Patten explained that there are spill kits on each truck which include pads that only absorb oil. Tempesta asked how much oil is in the plumbing when shut off and Patten replied 8-10 gallons which would fit in the pan that they place underneath when parked on the site. Scalera asked if he'd be installing any screening; Patten said he would if he must but none of the other businesses have any fencing.

The Public hearing closed at 6:28pm.

York made a motion to approve the home-based business and approve the site plan with the condition that the location of the septic and the driveway is added to the Plat, and that the Board of Selectmen approves the site plan; the motion was second by B Self. All were in favor and the motion passed.

Jim Devine invited all to the Veterans Day program at 11am on 11/11 at the Community Church.

Discussions and Other Business:

A. Chad Brennon – Rezone Proposal – not present - tabled to another meeting

B. Warrant Article Discussion – Rough Draft of Amendments and Discussion

Paquette reviewed the Amendments that were approved by the Town Attorney; the amendments will be placed on the ballot for the annual meeting. There is a public hearing for the Wetlands Conservation District amendments currently planned for December 4.

Paquette explained his reasons for the change he is proposing to allow for 2 family homes without requiring a special exception. He said that in the past, these exceptions have been granted quite easily, so it makes sense to not require the extra process. Chair Self supported the change since a duplex doesn't take up

much more space than a single-family home. Lane expressed concern that this would increase the density. Scalera asked if more taxes would be gained to offset the usage of the Town services.

Amendment 6 is reorganized to make the language more clear.

Amendment 7: Paquette discovered a typo and will change the wording to '*Amend Section IV. Article B.2.b to read as follows'*. The board's consensus was to leave the density requirement for a two-family residence at 1-1/2 acres, instead of the 1 acre minimum lot size for the Residence District.

Amendment 8 is new: adding 2 family dwellings to Village District I and reorganizing it to make the language clearer. The board discussed and the consensus was not to add this to the ballot. Subsequently, Amendment 9 will also be removed.

Amendment 10 is a state requirement by SB 284; if this fails, we need to insert a technical note into the ordinance.

Amendment 11 – the board will hold off discussing until they can meet with Chad Brennon regarding his rezoning proposal.

C. Planning priorities – Strategic Discussion on Ordinance Revisions
Paquette would like this to be on every agenda to include discussions on ordinances, training, etc.

Paquette told the Board that in 2026, he would like to host round table sessions 4 times per year so residents can attend to express their concerns and ideas; he would welcome the board to participate with a maximum of 2 members each, otherwise it would be a planning board meeting. The board was in favor of this idea. The first one would be April or later.

Ames made the motion to accept Charlie Harbeck as Alternate to the board; Lane seconded. All in were in favor. The motion passed. The Board thanked Charlie for his interest in serving.

York explained some changes that are being considered at the State level which could greatly affect the density and town services. Paquette clarified the wording for the Board.

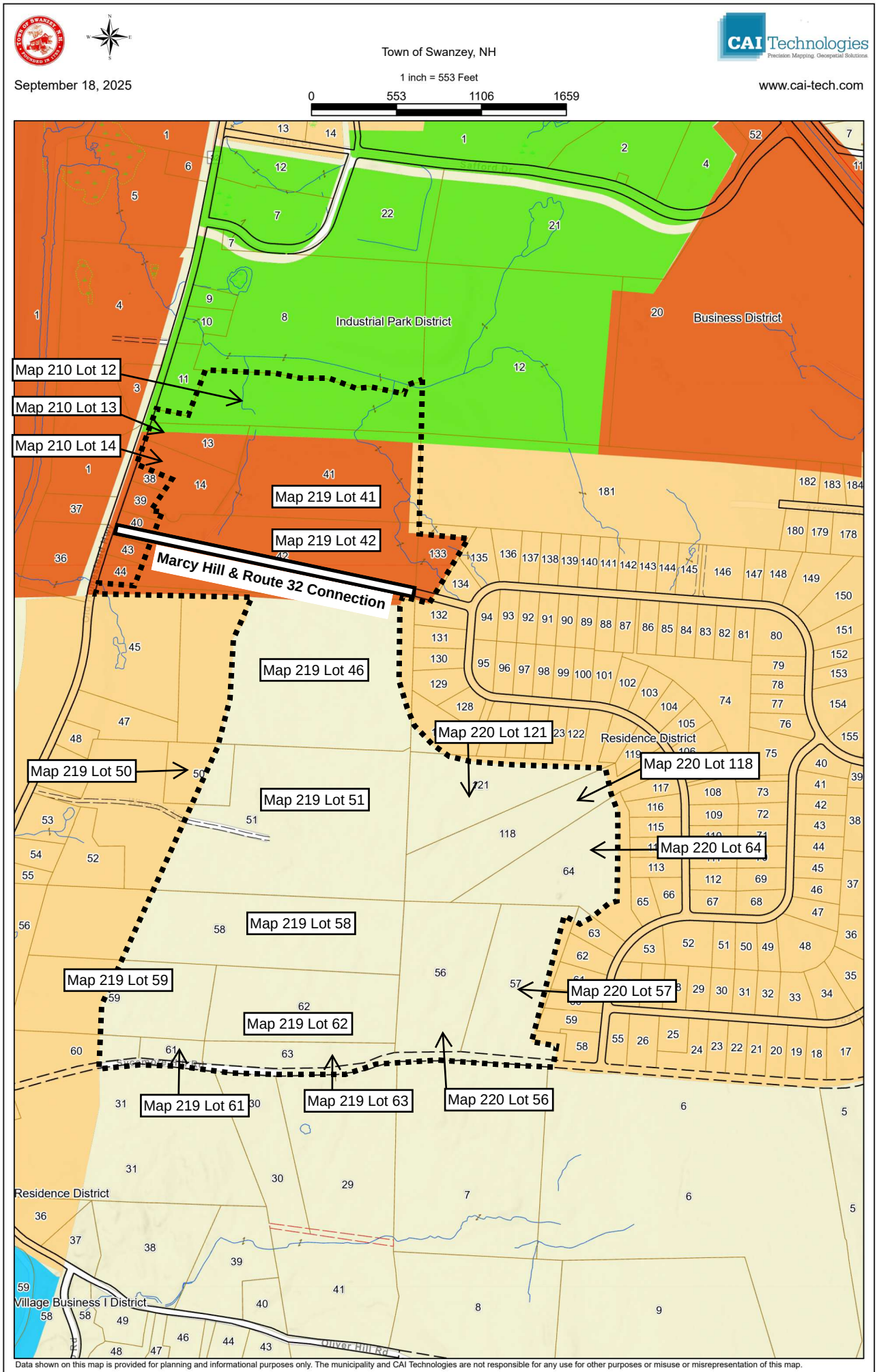
ADJOURNMENT
A motion to adjourn was made by B Self. There was a second to the motion by Scalera with no further discussion. All were in favor and the m*otion passed.* Adjournment occurred at 7:33pm.

Next Meeting: November 20, 2025

Respectfully Submitted,

Susan Ells, Recording Secretary

Approved on


Town of Swanzey, NH
September 18, 2025
1 inch = 553 Feet
0
553
1106
1659
www.cai-tech.com
Industrial Park District
Business District
Residence District
Village Business I District
Map 210 Lot 12
Map 210 Lot 13
Map 210 Lot 14
Map 219 Lot 41
Map 219 Lot 42
Marcy Hill & Route 32 Connection
Map 219 Lot 46
Map 219 Lot 50
Map 219 Lot 51
Map 219 Lot 58
Map 219 Lot 59
Map 219 Lot 62
Map 219 Lot 61
Map 219 Lot 63
Map 220 Lot 56
Map 220 Lot 57
Map 220 Lot 64
Map 220 Lot 118
Map 220 Lot 121
Oliver Hill Rd
Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Wetlands Conservation District Zoning Amendments for March 2026 Town Vote

Current ordinance, incl March 2025 amendments	**Final draft for presentation to Public Hearing - *Reviewed and approved by SCC 10/6/2025. Incorporating Town counsel comments. Reviewed 10/9 by PB***
A. PURPOSE	**A. PURPOSE**
1. By the authority granted in NH RSA 674:16-17 and 20 and in the interest of public health, safety and general welfare, the Swanzey Wetlands Conservation District is hereby enacted to regulate the uses on those lands defined as wetlands:	**1.** By the authority granted in NH RSA 674:16-17 and 20 and in the interest of public health, safety and general welfare, the Swanzey Wetlands Conservation District is hereby enacted to regulate the uses on those lands defined as wetlands:
a. To prevent the development of structures and land uses on wetlands which would contribute to the pollution of surface and groundwater;	**a.** To prevent the development of structures and land uses on wetlands which would contribute to the pollution of surface and groundwater;
b. To prevent the destruction of natural wetlands which provide flood protection, groundwater recharge, pollution abatement, the augmentation of stream flow during dry periods, and valuable wildlife habitats;	**b.** To prevent the destruction of natural wetlands which provide flood protection, groundwater recharge, pollution abatement, the augmentation of stream flow during dry periods, and valuable wildlife habitats;
c. To prevent unnecessary or excessive expenses to the Town to provide and maintain essential service and utilities;	**c.** To prevent unnecessary or excessive expenses to the Town to provide and maintain essential service and utilities which might be required as a result of abuse or inharmonious use of wetlands.
d. To encourage those uses that can be appropriately and safely located in wetlands areas;	**d.** To encourage those uses that can be appropriately and safely located in wetlands areas;
e. To preserve and enhance those aesthetic values associated with the wetlands of this Town.	**e.** To preserve and enhance those aesthetic values associated with the wetlands of this Town.
	f. To maintain ecological balances and conservation corridors along rivers, streams, and drainage ways.
	B. DEFINITIONS
	As used in this Section VII, the following terms shall have the following definitions:
	Adjacent: Bordering, contiguous, or neighboring. The term includes wetlands that directly connect to other waters of New Hampshire, or that are in reasonable proximity to these waters, but physically separated from them by man-made dikes or barriers, natural river berms, beach dunes, and similar obstructions.
	Certified Wetland Scientist: A person qualified to delineate wetland boundaries and prepare wetland maps who is certified by the State of New Hampshire Board of Natural Scientists, as defined by RSA 310-A:76, II-a.
	Encroachment: The advancement of property development beyond a set boundary.
	Peatland: A bog, fen or peat swamp, distinguished by peat deposits, waterlogged conditions, acidic soil and water, and dominated by sphagnum mosses. These are rare communities that tend to be biodiversity hotspots, hosting carnivorous plants and other unusual and rare species.
	Vernal Pool: A naturally occurring or mitigation-created seasonal wetland that supports breeding by specialized amphibians and invertebrates. It is not formed by routine human activities, typically occurs in a shallow depression, has no permanent outlet or fish, holds water for at least two months after spring ice-out, and contains recognized indicator species. *Identification and Documentation of Vernal Pools in New Hampshire*, rev 2004.
	Vernal pool indicator species: Includes but not limited to fairy shrimp, wood frogs, spotted salamanders, or Jefferson-blue spotted salamander complex. These species depend not only on the pools for breeding sites, but upon surrounding upland habitat for other life requirements.

	Wetland: Pursuant to RSA 482 A:2.X, an area that is inundated or saturated by surface 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.
	Wetland buffer: The protected area adjacent to wetlands and surface waters in the Wetlands Conservation District (see Section D.2). This area is naturally vegetated, maintains a diversity of native vegetation, and remains unaltered by development at the time of construction and thereafter (excepting any area designated for permitted uses or subject to a Conditional Use Permit). The purpose of this area is to prevent erosion and sedimentation, filter runoff, reduce non-point source pollution, support flood storage, minimize downstream flooding, and protect wildlife habitat.
	Wetland setback: The distance between a wetland and the nearest point to which any building or structure, parking lot, driveway, or other use can be built (see Section D.2)**.**
B. DISTRICT BOUNDARIES	**C. DISTRICT BOUNDARIES**
1. The Swanzey Wetlands Conservation District is defined as those areas of the town that are 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. The Wetlands Conservation District is sometimes referred to herein as "wetlands" or "wetland areas."	
2. "Wetlands" include but are not limited to:	The Wetlands Conservation District is defined as those areas of the town that contain the following:
	a. Wetlands of any size adjacent to surface water
	b. Vernal pools over 500 square feet
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 VIII Shoreland Protection District.	**c.** Any freshwater wetland over 1000 square feet, which includes marshes, swamps, bogs, and wooded bottomlands, and any surface waters, including rivers, streams and intermittent streams, and the land under said waters
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).	**2.** 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).
	3. In determining the size of a wetland, any portion of a wetland on an adjacent parcel shall be included.
C. GENERAL PROVISIONS	**D. GENERAL PROVISIONS**
1. In all cases where the Wetlands Conservation District is superimposed over another zoning district in the Town of Swanzey, that district whose regulations are more restrictive shall apply.	**1.** In all cases where the Wetlands Conservation District is superimposed over another zoning district in the Town of Swanzey, or is less restrictive than state law governing wetlands (including, but not limited to, RSA 482-A:2.X.), those regulations that are more restrictive shall apply.

	2. For all wetlands over 10,000 square feet, peatlands over 1,000 square feet, vernal pools over 500 square feet, and wetlands of any size adjacent to open water the following shall apply:
	All uses not permitted in the Wetlands Conservation District shall have either a specified setback from the wetland, or be placed outside of a naturally vegetated buffer—choice to be made by the applicant. Where such buffer exists in a naturally wooded condition at the time of development, it shall remain as such.
	a. In the Rural/Agricultural, Residence, Business, and Commercial/Industrial Districts, uses not permitted in the Wetlands Conservation District shall have a 75' setback from the wetland, or be placed outside of a 50' naturally vegetated buffer.
	b. In the Industrial Park, Village Business District I and Village Business District II, uses not permitted in the Wetlands Conservation District shall have a 50' setback from the wetland, or be placed outside of a 20' naturally vegetated buffer.
	3. Buffers or setbacks of greater width may be required when a wetland abuts a slope of 10% or more.
2. In the event that the Selectmen, Conservation Commission, Planning Board, Zoning Board of Adjustment, Code Enforcement Officer or the Health Inspector, showing just cause, question the accuracy of a wetland area on a specific parcel of land, the accuracy of the boundaries shall be determined by a certified wetland scientist (as defined by RSA 310-A:76, II-a), with associated costs to be the responsibility of the Applicant (RSA 676:4,I (g)).	**4.** In the event that the Selectmen, Conservation Commission, Planning Board, Zoning Board of Adjustment, Code Enforcement Officer or the Health Inspector, showing just cause, question the accuracy of a wetland area on a specific parcel of land, the accuracy of the boundaries shall be determined by a certified wetland scientist, with associated costs to be the responsibility of the Applicant.
	5. Any lawful use of buildings, structures, premises, land (including mowing), or parts thereof existing at the effective date of this section or amendments thereto and not in conformance with the provisions of this section shall be considered to be a nonconforming use. Any nonconforming use may continue and may be maintained or repaired.
D. USES PERMITTED	**E. USES PERMITTED**
Uses permitted in the Wetlands Conservation District, provided that all required permits have been obtained, are as follows:	**1**. Provided that all required permits have been obtained, the following uses are permitted in the Wetlands Conservation District without a Conditional Use permit. The Wetland Conservation District shall be maintained in a natural state to the maximum extent possible.
1. Construction of wells for water supply, or man-made ponds as permitted by NH Dept. of Environmental Services;	**a.** Construction of wells for water supply;
2. Wildlife habitat development and management;	**b.** Wildlife habitat development and management;
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.	**c.** Conservation areas and footpaths, footbridges and boardwalks providing for pedestrian recreational uses such as fishing, hunting, hiking, birdwatching and nature study;
4. Open spaces as permitted by subdivision regulations and other sections of the Ordinance;	**d.** Open spaces as permitted by subdivision regulations and other sections of the Ordinance;

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;	**e.** Forest management and tree farming, including any associated access roads.-Within 75 feet of any wetland, these uses shall employ techniques as set forth in Best Management Practices for Erosion Control on Timber Harvesting Operations in New Hampshire, New Hampshire Department of Resources and Economic Development, 2004, as it may be amended;
6. Agriculture within 75' 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;	**f.** Agriculture, including grazing, as defined by RSA 21:34-a. Within 75 feet of any wetland, agriculture shall follow recognized soil and water conservation practices, including the protection of wetlands and groundwater from pollution caused by fertilizers, manure storage, pesticides and herbicides as set forth in Best Management Wetland Practices for Agriculture, New Hampshire Department of Agriculture;
7. Maintaining, repairing or replacing existing and lawfully located structures, public utilities, streets, roads, and access ways provided that the work conforms to the general standards in this section.	**g.** Maintaining, repairing or replacing existing and lawfully located structures, public utilities, streets, roads, and access ways provided that the work conforms to the general standards in this section;
	h. The removal of invasive species as identified by the USDA for the State of New Hampshire;
	i. Scientific research and educational activities;
	j. Construction of a structure no larger than 100 square feet with at least a 50' setback from the wetland.
	2. Permitted uses are presumed to be consistent with the protection of wetland functions and values, when in accord with the following prohibitions. Permitted uses should not:
	a. Obstruct or change the flow of water;
	b. Alter the natural contour or the surface configuration of the wetland;
	c. Involve filling, dredging, or draining of the wetland;
	d. Result in the pollution of the wetland, surface water, or groundwater;
	e. Involve substantial clearing of vegetation, except for the purposes of agriculture or forest management in accord with best management practices.
	F. CONDITIONAL USES
	Any activity within the areas under jurisdiction of this ordinance (including any designated buffers or setbacks) that is not listed as a Permitted Use in Section VII, Article E, is presumed to negatively impact the functions and values of the wetland, unless the applicant can demonstrate otherwise. The following may be allowed in the Wetland Conservation District or any adjacent designated buffer or setback through the issuance of a Conditional Use Permit by the Planning Board:
	1. Structures
	a. New structures on lots where there are no previously existing non-conforming structures.
	b. New structures on lots with non-conforming structures, or additions to legally pre-existing structures, provided that there is no encroachment closer to a wetland.
	2. Streets, roads, and other access ways, including driveways,-sidewalks, and bridges.
	3. Impervious surfaces, and activities which result in soil compaction, such as parking vehicles or heavy equipment.
	4. New or expanded utility systems, stormwater management systems, and rights-of-way or easements associated with the systems.
	5. Restoration of a previously disturbed area within the Wetlands Conservation District.

	6. Man-made ponds as permitted by New Hampshire Department of Environmental Services, water impoundments, dry hydrants, and fire protection ponds.
	7. Expansion or change of an existing non-conforming use, or renewal of the use after it has been discontinued for 12 months or more.
	G. CONDITIONAL USE PERMIT CRITERIA
	A Conditional Use Permit may be granted for conditional uses as listed in Section F. in the Wetland Conservation District or any adjacent designated buffer or setback when all of the following criteria have been met.
	1. The land is reasonably suited to the use, activity, or alteration.
	2. There is no reasonable alternative location which would avoid encroachment into the jurisdictional area.
	3. Encroachment into the jurisdictional area has been minimized to the maximum extent possible, including reasonable modification of the scale or design of the proposed use.
	4. The proposal is the alternative with the least adverse impact to areas under the jurisdiction of this section.
	5. The nature, design, siting, and scale of the proposed use and the characteristics of the site including but not limited to topography, soils, vegetation, and habitat are such that, when taken as a whole, will avoid the potential for adverse impacts to the wetland resource.
	6. The proposed use shall not have any adverse impact on abutting properties.
	7. The Wetland Conservation District and any designated buffer is maintained in a natural state to the maximum extent possible. While unsafe or diseased trees may be removed, stumps and root systems must be left intact in the ground. Where there has been disturbance or alteration during construction, re-vegetation with native species may be required by the Planning Board.
	8. In determining whether or not a Conditional Use permit will be granted, the Planning Board shall consider the following to determine whether allowing the proposed encroachment will result in an adverse impact on the area.
	a. The size, character, and quality of the jurisdictional area being encroached upon.
	b. The location and connectivity of said area in relation to other wetlands in the surrounding watershed.
	c. The nature of the ecological and hydrological functions served by said area.
	d. The nature of the topography, slopes, soils, and vegetation that encompass said area.
	e. The role of said area in mitigating soil erosion, sediment and nutrient transport, groundwater recharge, flood storage, and flow dispersion.
	f. The extent to which said area serves as wildlife habitat or travel corridor.
	H. CONDITIONAL USE PERMIT APPLICATION PROCEDURE
	1. The applicant is required to provide a detailed plan to the Planning Board showing the proposed encroachment into the Wetlands Conservation District (and any designated setback or buffer), and any information necessary to demonstrate that the proposed encroachment will not cause adverse impacts to the wetland system, or design details that demonstrate that proposed mitigation will prevent adverse impacts to the Wetland Conservation District.
	2. Upon receipt of an application for a conditional use permit under this section of the ordinance, the Planning Department must forward the application to the Conservation Commission at least five (5) business days before the Commission's next regularly scheduled meeting.

	3. After receiving an application for a Conditional Use permit from the Planning Department, the Conservation Commission will review the application and submit advisory comments to the Planning Board at least five (5) business days before the Planning Board's next regularly scheduled meeting. This review will be based on the Conditional Use permit criteria outlined in this article.
	4. If, after reviewing and commenting on the application, the Conservation Commission identifies the need for additional details regarding the scope of work, the Planning Board may, at its discretion, require a review by a qualified professional (such as a certified soil scientist or engineer). In accordance with RSA 676:4-b, the applicant is responsible for any associated costs.
	5. The Board shall act to approve, conditionally approve, or disapprove the completed application within 65 days (+30 days for developments of regional impact) of acceptance except as otherwise provided in Site Plan Review Regulations. Approval or disapproval shall be by affirmative vote of the majority of members present.
	6. Planning Board decisions on Conditional Use Permits may be appealed directly to the Superior Court (RSA 676:5(III)).
E. SPECIAL PROVISIONS	**I. SPECIAL PROVISIONS**
1. No leach field or dry well may be located closer than one hundred twenty five (125) feet to any designated wetland. In instances of septic failure, certified to by the Town of Swanzey Health Officer, the one hundred twenty five (125) foot requirement is waived if a licensed septic designer certifies to the Health Officer that a one hundred twenty five (125) foot setback is not possible; in that event, the system can be replaced to State specifications.	**1.** No leach field or dry well may be located closer than seventy-five (75) feet to any wetland as defined in Section B. of this ordinance.
2. Wetland areas will not be used to satisfy minimum lot area and setback requirements and may not be used when applying a residential density factor.	**2.** A wetland, as defined in Section B. of this ordinance, will not be used to satisfy minimum lot area and setback requirements and may not be used when applying a residential density factor.
F. AREAS EXEMPTED FROM THIS SECTION	**J. AREAS EXEMPTED**
Areas exempted from this section will include wetlands associated with currently functioning and maintained, man-made:	**1**. Wetlands associated with currently functioning and maintained, man-made:
1. Ditches and stormwater treatment swales	**a.** Ditches and stormwater treatment swales
2. Sedimentation and/or detention basins or ponds	**b.** Sedimentation and/or detention basins or ponds
3. Agricultural and irrigation ponds or swales	**c.** Agricultural and irrigation ponds or swales
4. Fire ponds, cisterns and related facilities	**d.** 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.
To be exempted, such features may not have been constructed as part of compensatory mitigation or created in what were previously jurisdictional wetlands.	**2.** Wetlands associated with 4th order streams and designated rivers, lakes and ponds covered by Section VIII Shoreland Protection District

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 replace Section VII of the Town of Swanzey Zoning Ordinance with a new Section VII, in order to amend the definition of the Wetlands Conservation District, establish revised provisions for permitted uses, and adopt a procedure for conditional uses?

The full language of this amendment is available for inspection at the Town Clerk's office.

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 III-AA, Article A.3 and A.6 to read as follows:

> **A. Attached** accessory dwelling units (AADU) shall be permitted as an accessory use in all zoning districts that permit single-family dwellings. One attached accessory dwelling unit shall be allowed without additional requirements for lot size, frontage, space limitations, or other controls beyond what would be required for a single-family dwelling without an attached accessory dwelling unit.
>
> ~~3. An interior door shall be provided between the principal dwelling unit and the attached accessory dwelling unit. A second means of egress from the AADU shall be provided.~~
>
> 6. Adequate off-street parking shall be provided to serve the combined needs of the principal dwelling unit and the AADU. The principal dwelling unit shall provide two parking spaces; the AADU shall provide one parking space. ~~for each bedroom contained in the AADU.~~
>
> **Required by HB 577. If this fails, we need to insert technical note into ordinance.**

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 III-AA, Article B and B.6 to read as follows:

> **B. Detached** Accessory Dwelling Units (DADU) shall be permitted ~~by Special Exception only~~ in all zoning districts that permit single-family dwellings. Only one DADU shall be allowed without additional requirements for lot size, frontage, space limitations, or other controls beyond what would be required for a single-family dwelling without a ~~detached accessory dwelling unit~~ *DADU.*
>
> ~~Requirements/Limitations~~
> ~~In granting a Special Exception for a DADU, the Zoning Board of Adjustment must find that:~~
> 6. Adequate off-street parking shall be provided to serve the combined needs of the principal dwelling unit and the DADU. The principal dwelling unit shall provide two parking spaces; the DADU shall provide one parking space. ~~for each bedroom contained in the DADU.~~
>
> **Required by HB 577. If this fails, we need to insert technical note into ordinance.**

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 IV, Article A.1.b to read as follows:

1. ~~PERMITTED USES~~ USES PERMITTED. In the Rural/Agricultural District, no buildings or premises shall be erected, altered or used and no land shall be used for any purposes except:

> b. ~~(Item moved to Section IV.A.2.j. Amended March 10, 1998)~~ *Two-family dwelling;*

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 IV, Article A.2.g 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:

> ~~g. Two-family dwelling. The Density requirement for a two-family dwelling shall be three and one-half (3-1/2) acres, unless connected to public sewer;~~

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 IV, Article B.1.b and h to read as follows:

1. USES PERMITTED. In the Residence District, no building or premises shall be erected, altered or used and no land shall be used for any purpose except:

b. ~~Customary agricultural uses including gardens, nurseries and greenhouses~~ *Two-family dwelling. The density requirement for a two-family dwelling in the Residence District shall be one and one half (1 – 1/2) acres, unless connected to public sewer;*

h. Customary agricultural uses including gardens, nurseries and greenhouses.

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 IV, Article B.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. Two-family dwelling. The density requirement for a two-family dwelling shall be one and one half (1-1/2) acres, unless connected to public sewer;~~

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 III, Article Q.1 to read as follows:

1. Off-street parking shall be provided as shown in the following table:

One-family dwelling & two-family dwelling	~~2 spaces per unit~~ *1 space per unit*
Multi-family dwelling	~~1.5 spaces for 1st bedroom plus 0.5 spaces for each additional bedroom~~ *1 space per unit*

Required by SB 284. If this fails, we need to insert technical note into ordinance.

PLACEHOLDER TEXT BELOW... PLEASE IGNORE THIS PAGE

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 Map as follows:

Rezone the following parcels to Residence District:

Map 210, Lots 12, 13, 14.

Map 219, Lots 41, 42, 46, 50, 51, 58, 59, 61, 62, 63.

Map 220, Lots 56, 57, 64, 118, 121.

Rezoning Proposal for Base Hill Rd., Swanzey NH

2025

RECEIVED
NOV 10 2025
SWANZEY TOWN CLERK

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: The Complete Streets Map in the Master Plan identifies Base Hill Road as a "Local Collector" and all other Local Collector roads in town are residential and/or rural roads such as Warmac Road and Matthews Road; and

Whereas: In the Master Plan, Economic Development, Objective 2, Action 3 is: "Review current zoning to ensure adequate land area is zoned for commercial and industrial uses and **in appropriate locations;"** 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 the recent Wetlands Evaluation by Moosewood Ecological listed in the top 10% of Swanzey's wetlands for flood storage and wildlife habitat (which 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 shall be included as all in the Residence district with the following exceptions:

1.) Lots South of New Run Brook to Rt 10, currently in Commercial/Industrial District shall remain in that district (Tax map 212,lots 22 & 23 and Map 203, lots 4,30,29)

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

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

4.) Map 203 Lot 25 small section to be included in Residence District that is equal to the abutting lots on the east side of Base Hill Rd. Leaving the Rest of MHS lot to Commercial/Industrial district

—As detailed in list below. With Map included of the changes.

West side of Base Hill Road:

Tax Map 212

Lot #	name of owner	mailing address	Zone now / Zone change	
22	**Global M.G**	**189 West Swanzey Rd.**	**Com/Ind**	**no change**
23	**Catahoula LLC**	**12 Base Hill Rd.**	**Com/Ind.**	**no change**

Tax Map 203

Lot #	name of owner	mailing address	Zone now / Zone change	
4	Getty rev trust	20 Base Hill Rd	com/ind	no change
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	Business	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
30	State DOT	19 Base Hill Rd	Com/Ind	No change
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	Residence*
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	A.P.S	115 Base Hill Rd	3 acre business	no Change

20-1	A.P.S	115 Base Hill Rd	7 acres business	Rural /Agricl
21	A.P.S	115 base hill Rd	(9A Rural/Agricl	No change WETLANDS
19	Ashley Bronson	131 Base Hill Rd	Business	Residence
18	Roger and Linda Gouslin	141 Base Hill Rd	Business	Residence

*MHS small portion on Base Hill Side to be residence district: 65' front and the 114 'plus/minus on North & South property lines. The Rest of the lot to stay in Commercial/Industrial district.

WE , On Oct 27, 2025 the undersigned here registered Swanzey voters 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 to rezone the road to Residence and Rural/Agricultural, with the exceptions listed above.

	Print name	Signature	Lot # is applys	Address	Date
1	Roger Gouslin	Roger Gouslin	18	141 Base Hill Rd Swanzey N.H	10/28/2025
2	Linda Gouslin	Linda Gouslin	18	" "	10/28/2025
3	Judy Caldarelli	Judy Caldarelli		75 Brookview Rd Swanzey	10/28/2025
4	JOHN CALDARELLI	John Caldarelli		75 BROOKVIEW Rd	10/28/2025
5	MICHAEL BALL	Michael Ball		4 & 8 COBBLE Hill	10/28/2025
6	Robin T Riley	Robin T Riley		3 Swanzey St #1	10/28/2025
7	Gary Riley	G Riley		3 SWANZEY St #1	10/28/2025
8	TRAY CHAPUT	Tray Chaput		148 Partridgeberry Ln	10/28/2025
9	Jeanette Gokey	Jeanette Gokey	6	38 Base Hill Rd	10/29/2025
10	Adrian Blandon			32 Base Hill rd	10/29/25
11	DONI-ANNE WAY	D Way		93 Lat Lane Swanzey	10/30/25
12	Deb Spraque	Deborah Sprague	7	42 Base Hill Rd	10/30/25
13	Duke Nott, J			50 base Hill	10/30/25
14	David Guion	D Guion	28	43 Base Hill	10/1/25
15	Shirley Rodrigues	Shirley Rodrigues			
16	Pam O'Connor	Pamela B O'Connor		201 Westport Hill Rd	11-2-25
17	Kathy ONeil	Kathy ONeil		29 Riverside Ln	11-2-25

#21

REZONE BASE HILL RD TO RESIDENTIAL

	Print Name	signature	Lot # if applys	address	date
18	AL KARLIK	al Karlik		Swanzey	11-2-25
19	Barbara Voymas	Barbara Voymas		Swanzey	11-2-25
20	David C. Voymas	David C. Voymas		Swanzey	11/2/25
21	Elaine Pratt	Elaine Pratt		Swanzey	11/2/25
22	Cindy White	Cindy White		Swanzey	11-3-2025
23	Tom Little	Tom Little		SWANZEY	11.3.2025
24	Cheri Ball	Cheri Ball		468 Cobble Hill Rd Swanzey	11-10-2025
25	Richard Fairbanks	Richard Fairbanks		Swanzey	11/10/2025
26	Patty Fairbanks	Patty Fairbanks		SWANZEY	11/10/2025
27	Gary Preston	Gary Preston		W. Swanzey	11-10/2025
28	Barbara Preston	Barbara Preston		36 Summer St W. Swanzey	11/10/2025
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20-1	A.P.S	115 Base Hill Rd	7 acres business	Rural /Agricl
21	A.P.S	115 base hill Rd	(9A Rural/Agricl	No change WETLANDS
19	Ashley Bronson	131 Base Hill Rd	Business	Residence
18	Roger and Linda Gouslin	141 Base Hill Rd	Business	Residence

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Print name	Signature	Lot # is applys	Address	Date
Sharee Howard	Sharee Howard	15	114 BASE HILL Rd	10/29/2025
Steph Howe		27	51 Base Hill Rd	10/28/2025
Heather AFISH			15 Ridgeview Rd	10/30/2025
Todd BERGERON			1326 Old Homestead	11/3/25
Rachel Vogt			305 Maryhill	11/5/25
Jared Reed		16	120 Base Hill Rd	11/5/25
Mark Veilleux			106 Cobb Hill Rd	11/5/25
Luke Kostu			66 Hackler Dr	11/5/2025
			86 Hoi Brook Ave	11/5/2025
Charles Harbeck	Charles Harbeck		769 old Homestead Hwy	11-5-2025
Ali Rice/Taylor		16	258 Eaton Rd	11.5.2025
Isaac Rice		16	258 EATON RD	11/5/2025
Sandy Kadmon			59 Mt Huggins Dr.	11/5/2025
Lynn Speckman			22 Ridge Rd	11/6/2025
James Harris		15	114 Base Hill RD	11/7/2025
Eric Tarrant		19	131 Base Hill Rd	11/7/2025
LINDA MADDEN			54 Whitcomb Rd	11/8/25

17

	Print Name	signature	Lot # if applys	address	date
18	Elizabeth Nabi	Elizabeth Nabi		64 Whittcomb Rd	11/9/25
19	Cheryl Domina	Cheryl Domina		227 Sunway Lake Rd	11/9/25
20	Audra Perlman	Audra Perlman		1239 Old Homestead Hwy	11/9/25
21	Joshua Mocik			4 Cross St	11/10/25
22	DAVED JONES			23 CAUSEWAY RD	11/10/25
23	Lauri Blouin	Lauri Blouin		60 Troy Hill Rd	11/10/25
24	KATHERINE JONES	Katherine Jones		23 CAUSEWAY RD	11/10/25
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SH COPE

base hill rd ~~zoning~~ LOT

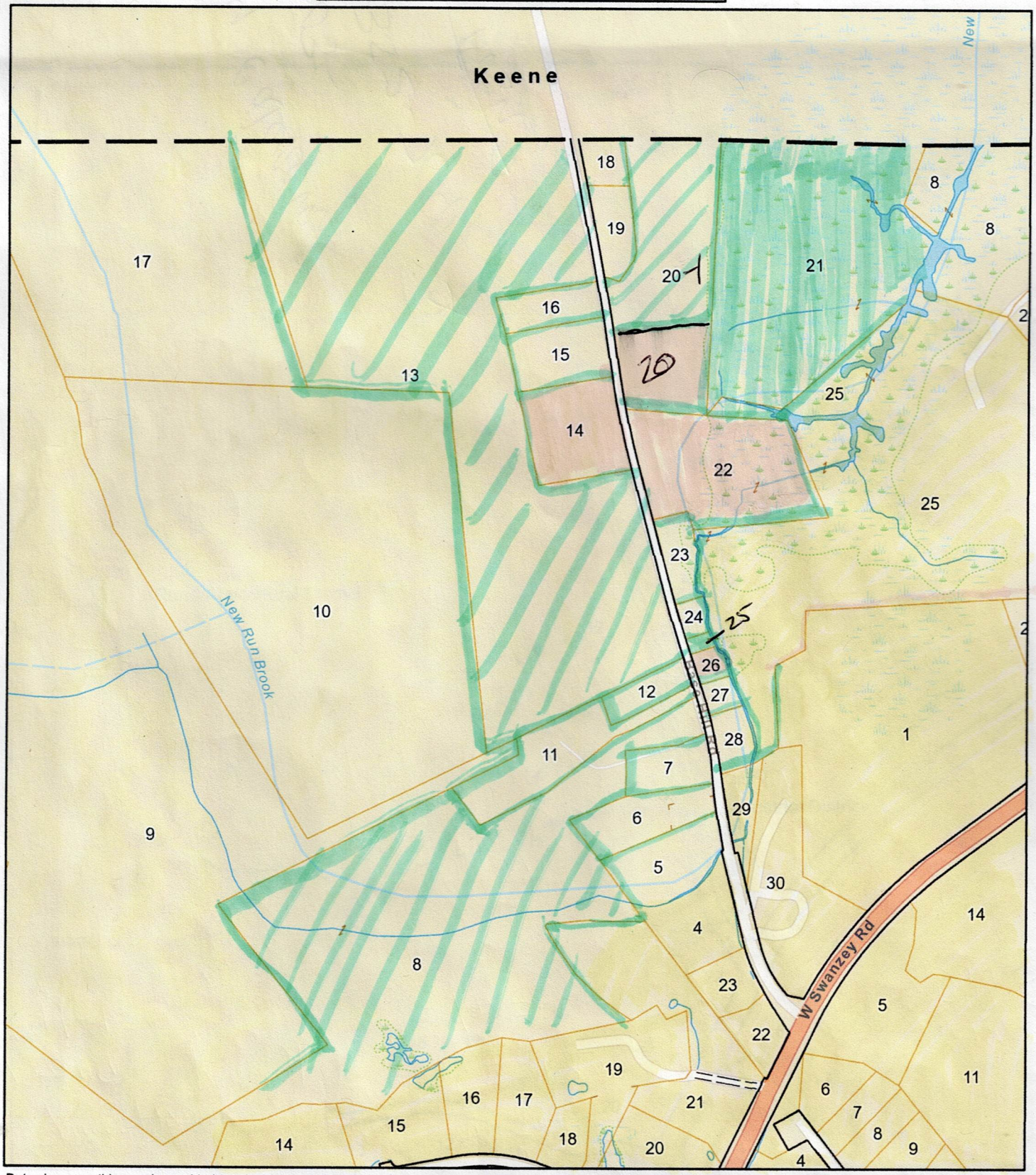
Town of Swanzey, NH

1 inch = 571 Feet

0 571 1142 1713

September 26, 2024

CAI Technologies
Precision Mapping. Geospatial Solutions.
www.cai-tech.com



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RURAL AGRICULTURAL Residential BUSINESS (STAYS) WANT ZONED

22

base hill rd zoning

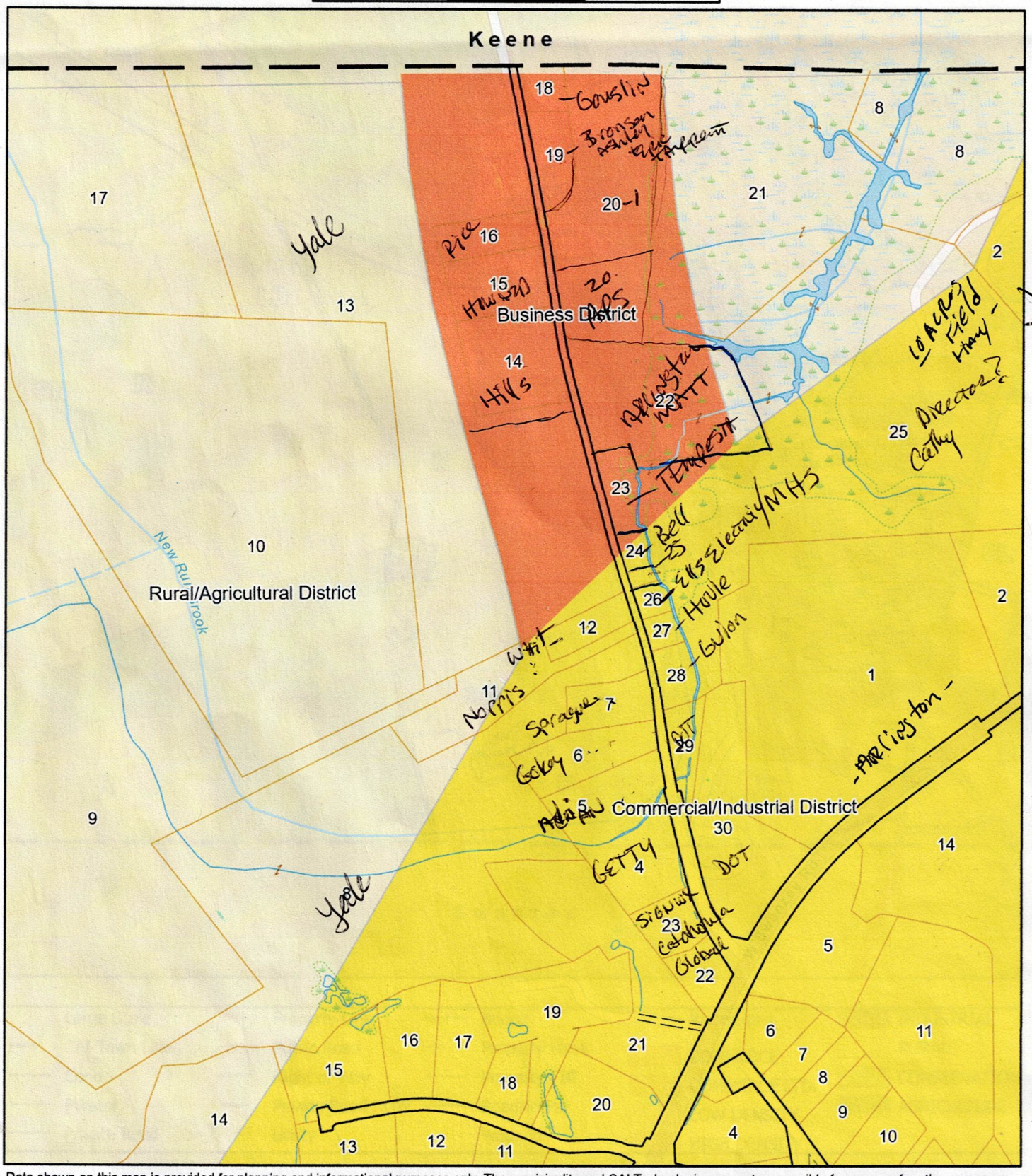
Town of Swanzey, NH

1 inch = 559 Feet

0 559 1118 1677

September 26, 2024

CAI Technologies
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(13) TOTAL LOTS - FORM 21 - POST-ROAD WEST

7 & 8 RESIDENTIAL LOTS EAST

(13) TOTAL LOTS

IS WHAT ITS ZONED NOW -

Town of Swanzey, NH

November 13, 2025

1 inch = 300 Feet

0 300 600 900

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Planning Staff's Interpretation of Provided Map

Keene

Section of Map 203 Lot 25 to be rezoned to residence (equal to abutting lots). The rest stays as is.

Buffum Rd

W Swanzey Rd

LEGEND

Residence

Rural/Agricultural

No Change

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