Town of Swanzey, New Hampshire
**Swanzey Planning Board**
Meeting Minutes – **January 22, 2026**
Whitcomb Hall, Main Street, Swanzey, NH

**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, Charlie Harbeck, and Selectman's Representative Mark LaBelle. Also present was Town Planner Adam Paquette and Recording Secretary Susan Ells.

The Chair called the roll and read the agenda for the evening. A quorum was present.

**Others Present:**
Kai Kraemer with FACT TV, John Farwell, Matt Tarr, Alan Gross, Steve Ciolino

**MINUTES:**
The meeting minutes of January 5, 2026 Site Visit were considered. A motion was made by Lane to approve the meeting minutes as presented. There was a second by Ames**.** All were in favor. With no further discussion, the motion passed.

The meeting minutes of January 8, 2026 were considered. A motion was made by York to approve the meeting minutes as presented. There was a second by Scalera**.** All were in favor. With no further discussion, the motion passed.

**APPLICATIONS AND PUBLIC HEARING(S):**
**A. Amendment 6 Public Hearing** – Rezone Proposal
A motion from the previous meeting resulted in this hearing for the rezoning proposal. Chair Self opened the public meeting at 6:03pm to consider amending Amendment #6. Lane suggested that we revert to the original request from Fieldstone. Chair Self questioned if we did that, would another hearing be required. Paquette said another hearing would not be needed and any changes at this meeting would be final for the Warrant Article. Paquette disagreed with removing lots from the Amendment because it would result with lots being in 2 different districts. If this amendment was approved, it would result in all the lots being residential versus some being residential and some being rural/ag. Property owners were notified twice and he noted that the ones present at the meeting were the only ones to respond to the notice.

Steven Ciolino owns Map 219 Lot 51 and he spoke up to say he would rather have his property stay rural/ag. He owns an LLC as a tree farm and doesn't want changes. Chair Self stated that even if the zoning changed, Mr. Ciolino wouldn't have to make any changes to his property. Mr. Ciolino said he would still prefer his property to remain as rural/ag.

With no other public comments, Chair Self closed the public meeting at 6:18pm.

The board discussed the amendment and Mr. Ciolino's request, and the consensus was to honor his request.

York made a motion to proceed with the amendment to Amendment #6 with Lot 51 removed. LaBelle seconded. All were in favor; the motion passed. Final Amendment Language:

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 Map as follows:

Rezone the following parcels by moving them to the Residence District:

Map 210, Lots 12, 13, 14.
Map 219, Lots 38, 39, 40, 41, 42, 43, 44, 46, 50.
Map 220, Lots 64, 118, 121, 127, 133.

**Discussions and Other Business:**

**A. Rules of Procedure Discussion**

The Board reviewed the Rules of Procedure for the Swanzey Planning Board.

Chair Self read the current *Organization #2 Alternates: b. Participation by Alternates*. He explained that alternates can participate in the public hearing but should not influence the voting members after the public hearing has been closed. The agreed upon wording is: *An alternate member who is not sitting in place of a regular member may participate as a non-voting member in all discussions including public hearings but shall not participate in deliberations and shall not vote on any matter.*

*Organization #3: Members Serving on Other Local Boards*: the board discussed this item and agreed to remove the words "including alternate members" from the paragraph.

*Meetings #4:* Chair Self suggested alternative wording which the board agreed with: "*If any member finds it necessary to disqualify oneself from sitting in a particular case, or if the board votes pursuant to RSA 673:14:II that the member is disqualified, the Chair shall designate an alternate to act in the member's place as provided in RSA 673:11."*

Scalera suggested changing 5.c to read "*Minutes of the previous meeting(s)."*

*Public Hearings #3:* Chair Self then suggested to change the wording to "*Except for very short and necessary clarifying remarks, members should wait until the Applicant has finished their presentation before asking questions."*

Scalera made a motion to approve *Rules of Procedures* as with amendments to Organization #2b, and 3, Meetings #4, Public Hearings #3. The motion was seconded by Lane. Ames suggested the Rules be reviewed annually. The group agreed to change to the *Amendments:* paragraph to start "*These rules of procedure should be reviewed annually and may be amended…."* All were in favor and the motion passed.

**B. Conflict of Interest Ordinance Discussion**

Chair Self pointed out a typo in #3 "*shall not decide <u>of</u> vote*" should read "*shall not decide <u>or</u> vote*" but Paquette pointed out this ordinance was adopted by a Town meeting and would need to be on the warrant to change it.

**C. Site Plan Review Regulations Discussion**

The group reviewed in detail the Proposed changes to the Site Plan Review Regulations. These changes were proposed to Section VII, Article 6, which outline approval and conditional approval procedures. They will continue reviewing at future meetings.

Paquette told the board that they will be hearing from SWRPC soon who submitted a proposal for the ordinance audit. It has not been accepted yet. Staff will be reviewing it, then it will go before the Select Board; then there will be meetings with the Planning Board. Paquette recommended the board members read through the ordinance to make recommendations for changes. Money for this audit is in the 2026 budget.

The Deliberative session will be including Planning items, and he welcomed the board to attend in case there are questions to be answered.

**ADJOURNMENT**

A motion to adjourn was made by Brandon Self. There was a second to the motion by Richard Lane and there was no further discussion. All were in favor and the m*otion passed.* Adjournment occurred at 7:42pm.

**Next Meeting: February 5, 2026**

Respectfully Submitted,

Susan Ells, Recording Secretary

Approved on February 12, 2026