Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – **February 26, 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, 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.

Absent: Mark Scalera

SEATING ALTERNATES:
The chair seated Jane Johnson for Mark Scalera.

Others Present:
Kai Kraemer with FACT TV. Curtis and Joanne Mead, Wendy Pelletier, Gary Coburn, Ron Algeni (for Richard Algeni), David Devoid and Bill Hutwelker.

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

MINUTES:
The meeting minutes of **February 12, 2026** were considered. A motion was made by Michael York to approve the meeting minutes as presented. There was a second by Richard Lane**.** Chair Self recommended a change to the last line of the meeting; the rest of the Board agreed with the change. With no further discussion, the motion passed as amended.

APPLICATIONS AND PUBLIC HEARING(S):
A. **PB 26-002: Boundary Line Adjustment** – Cardinal Surveying and Land Planning have submitted a boundary line adjustment application on behalf of Joanne & Curtis Mead and the Town of Swanzey. The application proposes an adjustment to the shared boundary between Tax Map 235 Lots 72 & 73. Both lots are located in the Residence District.

   Wendy Pelletier from Cardinal Surveying was hired by Curtis and Joanne Mead to find boundary lines on their property to determine ownership of trees on or near their property line. In the process, one boundary pin was not located; the line was projected based on the 1982 survey and discerned the surveyor did not consider the granite posts as part of the boundary line; this resulted in the posts and some graves being located on the Mead's property. They are requesting a boundary line adjustment to move the line so that the graves are appropriately located in the cemetery.

Chair Self asked for questions. Being none, he closed the public hearing at 6:06pm.

Michael York made a motion to approve the application for the boundary line adjustment. Brandon Self seconded the motion. All were in favor and the motion passed unanimously.

B. **PB 26-003: Minor Subdivision** – Cardinal Surveying and Land Planning have submitted a minor subdivision application on behalf of Richard Algeni to subdivide the lot located at Tax Map 104 Lot 10. The property is located in the Village Business District I.

Wendy Pelletier of Cardinal Surveying represents Richard Algeni who has applied for a minor subdivision on his property. The minimum lot size within the district is a half-acre and the minimum frontage is 100 feet. The lot with the existing dwelling would be .74 acres in size with approximately 159 feet of frontage on Sylvan Way. The existing dwelling and shed would meet the 20-foot side/rear yard setback requirements from the proposed property line. The new proposed lot would be .82 acres in size with approximately 141 feet of frontage on Sylvan Way. Both properties would be connected to town water/sewer.

The applicant requests waivers on the plat checklist #12, 14, 15, and 17.

Michael York made a motion to grant the waivers as it would not have adverse impact on public health, safety, or abutting properties, and that granting the request is consistent with the intent and purpose of the rules waived. Brandon Self seconded the motion. All were in favor and the motion carried.

Jane Johnson made a motion that the application is complete to proceed to the public hearing. Mark LaBelle seconded the motion. With no further discussion, the motion carried unanimously.

Chair Self opened public hearing at 6:10pm.

Wendy Pelletier presented the site map to the Board and described the desired subdivision.

Chair Self asked for public input. David Devoid is an abutter and asked to review the map; Wendy Pelletier described the proposed subdivision to Mr. Devoid.

Since there were no further comments or questions, Chair Self closed the public hearing at 6:12pm and asked board for any discussion, saying he feels it meets all requirements. The Board agreed.

Michael York made a motion to approve the application; Victoria Ames seconded. All were in favor and the motion carried unanimously.

Discussions and Other Business:

A. **Site Plan Review Regulations Discussion**

The Board reviewed the suggested revisions to the Site Plan Regulations.

B. **Municipal Planning Assistance Agreement**

Adam Paquette explained the agreement and asked the board to review it before the next meeting and to let him know if there were any questions.

ADJOURNMENT
A motion to adjourn was made by LaBelle. There was a second to the motion by Brandon Self with no further discussion. All were in favor and the m*otion passed.* Adjournment occurred at 6:37pm.

Next Meeting: March 12, 2026

Respectfully Submitted,

Susan Ells, Recording Secretary

Approved on March 12, 2026