Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – **March 12, 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, and Charlie Harbeck. 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 and the Selectman's Representative

SEATING ALTERNATES:
The chair seated Stacey Goodale for Brandon Self (because he was not sworn in yet) and Charlie Harbeck for Victoria Ames (because she was not sworn in yet)

Others Present:
Kai Kraemer with FACT TV, Amanda Swanson

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

MINUTES:
The meeting minutes of February 26, 2026, were considered. A motion was made by York to approve the meeting minutes as presented. There was a second by Lane**.** Scalera abstained; all others were in favor. With no further discussion, the motion passed.

APPLICATIONS AND PUBLIC HEARING(S):
A. **PB 26-004: Site Plan Review**
Aolin Properties has submitted a site plan review application on behalf of A&O Canine Co. to use the existing structure as a dog daycare and kennel. The property is located at Tax Map 106 Lot 53 in the Business District.

The Board reviewed the application for completeness and reviewed the items that were requested to be waived.

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. Scalera seconded; all were in favor and the motion passed unanimously.

Lane made a motion that the application is complete and can go to public hearing. York seconded the motion; with no further discussion, the motion passed.

Chair Self opened the public hearing at 6:08pm.

Amanda Swanson explained to the Board that she has operated a 6000 square-foot dog day care facility in New Mexico and has a lot of experience in the business. She has moved back to the area and wants to start a similar business here but is looking forward to operating a smaller business with approximately 15 dogs up to a maximum of 20 dogs, especially during holiday seasons. York recommended she contact the Department of Agriculture to be sure she doesn't need a commercial license for more than 5 dogs. She clarified that she is not breeding nor keeping the dogs. York went on to question how she would handle the noise of barking dogs. She said if that became a problem, she would locate the barking dogs inside the building but that she is operating within the noise ordinance hours. Scalera asked about disposing of dog waste; Amanda replied that Assistant Planner Stephon Mehu had asked her about this subject; she has a dumpster for waste service and expressed that she would not dispose of the waste on the property which had been a concern by the Conservation Commission.

Chair Self clarified where the parking would be and Lane asked about fencing in the back. He also asked for clarification that the service is just for day care; Amanda responded that it would be for day care and boarding. The dogs boarded overnight would be inside; the building would not be staffed at night but there would be cameras and a security system.

Chair Self asked if there were more questions. Being none, he closed the public hearing at 6:16pm.

The Board deliberated the application for completeness.

Lane made a motion to approve the application with the condition that Amanda Swanson contact the State for the appropriate applications and licenses. Scalera seconded the motion. With no further discussion, the motion passed unanimously.

Discussions and Other Business:

A. Site Plan Review Regulations Discussion

The Board discussed the proposed changes to the regulations. There will be a public hearing on April 9, 2026.

B. Election of Officers

Scalera made a motion to nominate Victoria Ames as Chair and Scott Self as Vice Chair; Lane seconded the motion; all were in favor and the motion passed unanimously.

Victoria Ames said she did some research through previous annual town reports and told the Board that this is the 34th year that Scott Self has been on the Planning Board and that Jane Johnson has been on the Board for 14 years.

Paquette told the board that the packet regarding the site plan for the solar panels at the airport will be on the agenda for the next meeting and the packets will be too large to email, so he recommended the Board members set up their Microsoft account for One Drive, or to stop by the Town Hall to see the physical copies.

Chair Self asked if the Board members had looked at the Municipal Planning Assistance Agreement with Southwest Regional Planning and commented that the scope of work should be changed to include the Economic Development Committee. Adam Paquette stated that those changes would be made and that the committee will be at the Planning Board meeting on April 9th.

Scalera remarked on the revised Wetlands Conditional Use application and approved of the changes; he did suggest adding a line related to the Conservation Committee's review of the application and Paquette agreed to make that change.

The Board discussed the outcome of the zoning changes that passed the recent election.

ADJOURNMENT
A motion to adjourn was made by Goodale. There was a second to the motion by Lane; with no further discussion all were in favor and the m*otion passed.* Adjournment occurred at 6:54pm.

Next Meeting: March 26, 2026

Respectfully Submitted,

Susan Ells, Recording Secretary

Approved on March 26, 2026