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
March 12, 2026
6:00 PM

A regular meeting of the Swanzey Planning Board will be held on **Thursday, March 12, 2026, 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. February 26, 2026

3) Public Hearings
   A. **PB 26-004: Site Plan Review** – Aolin Properties have 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.

4) Discussions/Other Business
   A. Election of Officers
   B. Site Plan Review Regulations Discussion

5) Adjournment

Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – **February 26, 2026**
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, 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

DRAFT

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

Memorandum – Office of Planning and Economic Development

TO: Planning Board

FROM: Adam Paquette, Town Planner

DATE: March 9, 2026

RE: Site Plan Review Application #26-004 – Aolin Properties – Tax Map 106 Lot 53

Summary:

Aolin Properties, acting on behalf of A&O Canine Co., has submitted a site plan review application to convert the existing structure at Tax Map 106, Lot 53 into a dog daycare and kennel. Located within the Business District, the proposal includes the construction of a fence along the building's southern perimeter.

The applicant is requesting waivers for items 13–17, 19, 20, 22, 23, and 25; detailed rationales for these requests are provided in the application checklist.

Development overview:

The two acre subject property is located on the west side of NH Route 12, featuring 205 feet of frontage and a shared access point with Tax Map 106, Lot 54. The site currently includes a one-story, 1,800 square foot structure.

While previous site plans were approved for the property, they do not satisfy modern regulatory requirements. The current proposal introduces a 5-foot chain link fence within the "lean-to area" on the south side of the building. However, the exact setback from the property line remains unclear.

Applicable Ordinances and Regulations:

General

Off-Street Parking

The ordinance doesn't offer much guidance for this specific use, but the closest proximity may be "personal services", which requires 1 space per 250 square feet of gross floor area. This would place the required parking spaces at 7, one of which must be ADA compliant.

Signage

There is no proposed signage at this time. Future signage will require permitting prior to installation.

Site Plan Review Regulations:

Many of the site plan review regulations may not apply because this is a new use going into an existing structure. The structure and infrastructure are already in place and functioning.

2. Off-street parking and loading requirements

- Current plans fail to indicate the number of parking spaces.
- A minimum of seven (7) spaces is required, including at least one (1) ADA-compliant spot.
- All parking must adhere to Section VIII, Article 2 of the Site Plan Review Regulations.

5. Landscaping and Screening

- Provisions are subject to the Planning Board's discretion.
- Staff recommends adding screening for the proposed fence area if existing vegetation is insufficient.

9. Pollution Control

- The application must explicitly detail methods for animal waste removal.
- Potential noise impacts related to the kennel use must be considered and mitigated.

10. Handicapped Persons

- Neither the existing nor the proposed site plans demonstrate compliance with handicapped accessibility standards.

Legal Notices and Department Head Review:

Notice of the public hearing was mailed to abutting property owners on February 24. The notice was posted in three public places and on the Town's website on the same day and notice was published in the Keene Sentinel on March 7.

Department Heads were notified of the application on February 25. Comments are compiled below.

Staff Comments:

1. Parking must be clearly delineated on the site plan, including one ADA compliant space
2. Screening should be provided between the proposed fenced area and surrounding properties/roadway
3. Applicant should demonstrate how they will dispose of animal waste.
4. All local, State, and Federal Permits as required

Conservation Commission

1. It appears there is a brook in the rear of the lot. How will they be using the lot for dogs? How far back will the fencing go, and what's the topography?
2. How will they dispose of animal waste?

Attachments:

1. Tax Map
2. Application

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

SITE PLAN REVIEW APPLICATION FORM AND CHECKLIST

Date Received_____ By_____

APPLICATION PROCEDURE

1. This form and all required information must be filed with the Planning Office at least 21 days prior to the date at which it will be submitted to the Planning Board. Unless otherwise noticed, the Planning Board meets on the second and fourth Thursdays of every month.

2. Four (4) paper copies of the application shall be submitted, in addition to an electronic submittal in Portable Document Format (*pdf), either by email or on a CD or flash drive.

3. All projects must comply with the Town's Zoning Ordinance and other applicable regulations before being considered by the Planning Board. Any necessary approvals from the Zoning Board of Adjustment must be received prior to application to the Planning Board.

4. Included herein is the checklist of plat requirements that are part of a completed application. Please check the documentation that has been submitted, or items for which waivers are being requested. All requests for waivers must be submitted in writing at the time of application, and include the justification for the request.

5. Within 30 days after filing, or the next meeting for which notice can be given, the application will be placed on the Planning Board's agenda. At this meeting the Board will vote to accept or not accept the application as complete. Following a vote to accept, the Board will either move into public hearing or schedule a public hearing for a time and date certain. The Board will vote to approve or disapprove the application no later than 65 days from the vote of acceptance.

6. The required public notices and certified mailings are prepared and sent by the Planning Office. The applicant is responsible for all fees associated with filing and notification.

7. Within five (5) business days of the vote to approve or disapprove the application, the applicant will receive a written Notice of Decision. In the event of disapproval, the notice will include the reasons for the decision and state what corrective action needs to be taken by the applicant.

1. Name and address of owner(s) of record:
Aolin Properties LLC
93 Monadnock Hwy Swanzey NH 03431

Preferred Telephone: 603-313-6290 Email: dan@dabrothers.com

2. Name and address of applicant (if different):
A&O Canine Co.

Preferred Telephone: 603-313-9506 Email: mandinorway@yahoo.com

3. Name and address of surveyor or other professional whose name and seal appear on the plat:
Already an existing site plan

Preferred Telephone: _____ Email: _____

4. Street Address of Proposed Project: 223 Monadnock Hwy Swanzey NH 03446

5. Zoning District(s): Business Tax Map# 106 Lot#(s) 53

6. Proposed Permitted Use (Per Zoning): Service Establishment (Dog Daycare/Kennel)

7. Project Name: A&O Cannine Co.

8. Area of Lot in Square Feet and Acres: 2 AC

9. Traffic Volume on Adjacent Major Streets: NO

10. Projected Number of Vehicle Movements On and Off the Property Per Day: 10

11. Gross Floor Area of Existing Buildings (Square Feet): 1800

12. Gross Floor Area of Additions (Square Feet): 0

13. Gross Floor Area of New Buildings (Square Feet): 0

14. Total Number of Employees: 1 full time 2 part time

15. Hours of Operation: 6am -9:30 PM Mon-Sunday

The following items must be submitted with the application:

1. Attach a separate sheet listing Town of Swanzey Tax Map and Lot #, name and mailing address of all abutters, including those across a street, brook or stream; any professional whose name and stamp appears on the plat; and any holders of conservation preservation, or agricultural preservation restrictions. Abutter names should be those of current owners as recorded in the tax records five (5) days prior to the submission of the application.
2. A completed checklist (see attached).
3. Payment of all applicable fees. Applicants will be billed prior to the hearing. The application will not be considered by the Planning Board until such time as all fees are paid. Please refer to the Swanzey Site Plan Review Regulations for the complete list of applicable fees.

The following affidavits must be signed and dated:

The Applicant and/or owner or agent 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 the property shall be borne by the Applicant and/or owner.

02/17/2026 Daniel Lang *Daniel Lang*

Date Signature

I hereby authorize the Swanzey Planning Board and its agents to access my land for the purpose of reviewing the proposed site plan, performing road inspections and any other inspections deemed necessary by the Board or its agents, to ensure conformance of the on-site improvements with the approved plan and all Town of Swanzey ordinances and regulations.

02/17/2026 Daniel Lang *Daniel Lang*

Date Signature

I hereby authorize_____ to act as my agent and represent me before the Swanzey Planning Board.

Signed (Owner):_____ Date:_____

Signed (Agent):_____ Date:_____

FEE SCHEDULE

1. Filing Fee (See Attached Fee Schedule): $_____
2. Public Notice Fee: Current rates for Keene Sentinel. $_____
3. Certified Mail: Current rate for mail. $_____

Total Application Filing Fees: $_____

FOR PLANNING BOARD USE ONLY

Comments:

The above application was ☐ approved ☐ denied by the Swanzey Planning Board.

Date:_____

PLAT SUBMISSION CHECKLIST

Please note that this checklist is for administrative efficiency. Please refer to the Swanzey Site Plan Review Regulations to ensure that all requirements are being met.

Item #	Submission Requirement:	Submitted		
		Yes	No	Waiver
1.	Name and address of owner.	X		
2.	Tax map and lot number.	X		
3.	North arrow, written and graphic scale of 1" = 30'.	X		
4.	Name and address of plat preparer.	X		
5.	Vicinity sketch.	X		
6.	Names and addresses of all abutting landowners.	X		
7.	Physical features and uses of land within 200 feet of the site.		X	
8.	Perimeter boundary lines and the lot area is square feet and acres.	X		
9.	The shape, size, height, location and use of existing structures on the site, and those that are proposed.	X		
10.	Location, name and widths of any existing and proposed roads on the property.	X		None
11.	Identification of access from the site to public streets, sight distances from the access points, curb cuts and proposed changes (if any) to existing streets.	X		No Change
12.	Location and number of parking and loading spaces.	X		No change
13.	Landscape Plan.		X	No change
14.	Location, type and nature of all existing and proposed lighting.		X	No change
15.	Natural features such as waterbodies, ledge outcropping, wetlands, etc.		X	No change
16.	Existing and proposed grades and topographic contours at 5-foot intervals.		X	No change
17.	The size and accurate location of all existing and proposed water mains, culverts, fire hydrants and fire ponds.		X	No change
18.	Means of providing water supply.	X		Private well
19.	Surface drainage patterns.		X	No change
20.	Copy of certification by a licensed septic designer that the existing system is sufficient for existing and proposed use.		X	no issues
21.	Location and type of proposed sewage disposal system.	X		
22.	Location of existing and proposed on-site well showing 75-foot radius.		X	No change in 40 years
23.	Soil survey data from Cheshire County Soil Survey.		X	
24.	Location of any existing or proposed easements, deed restrictions and/or covenants.	X		
25.	Architectural Plans.		X	Not changing

Town of Swanzey, NH

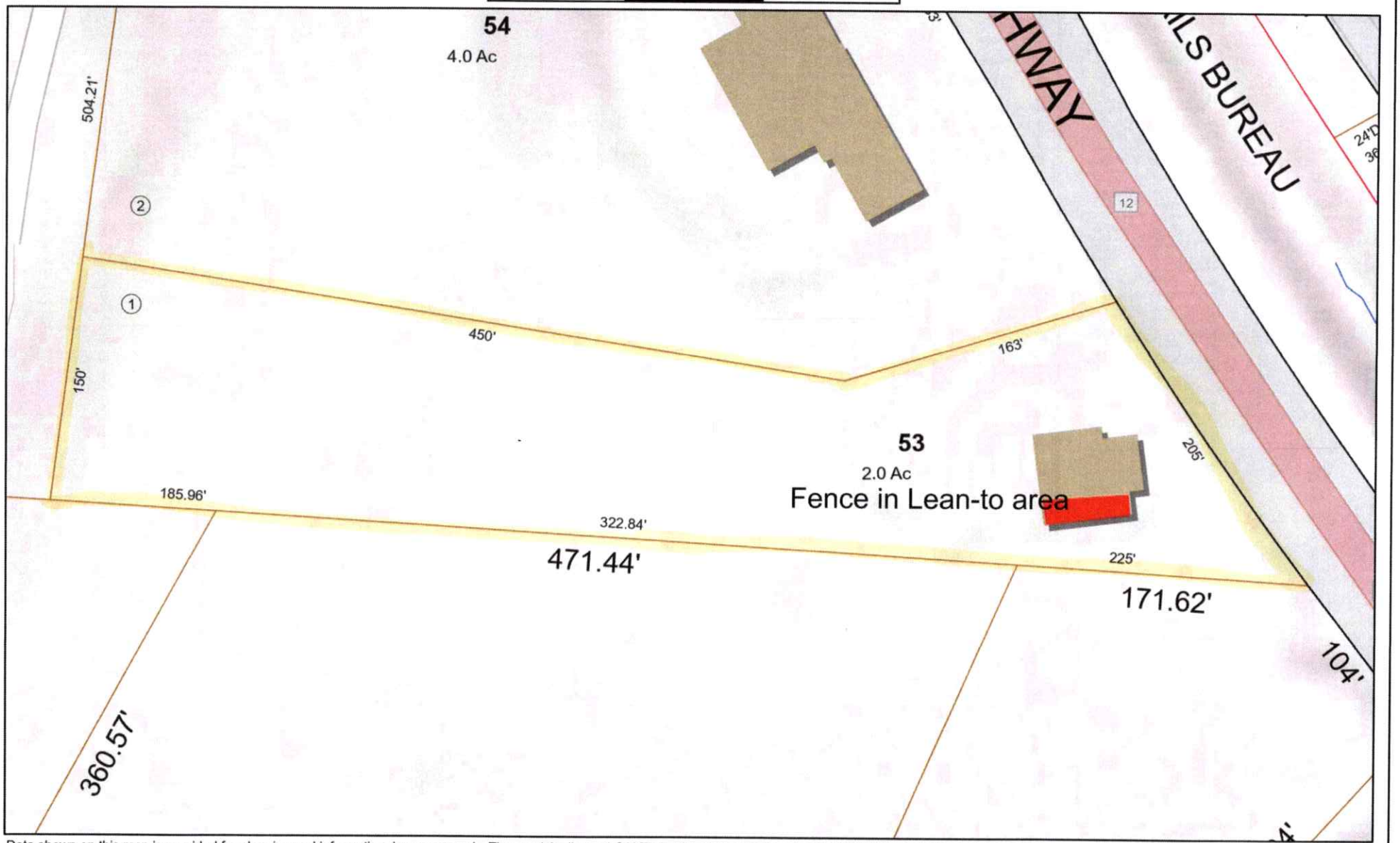
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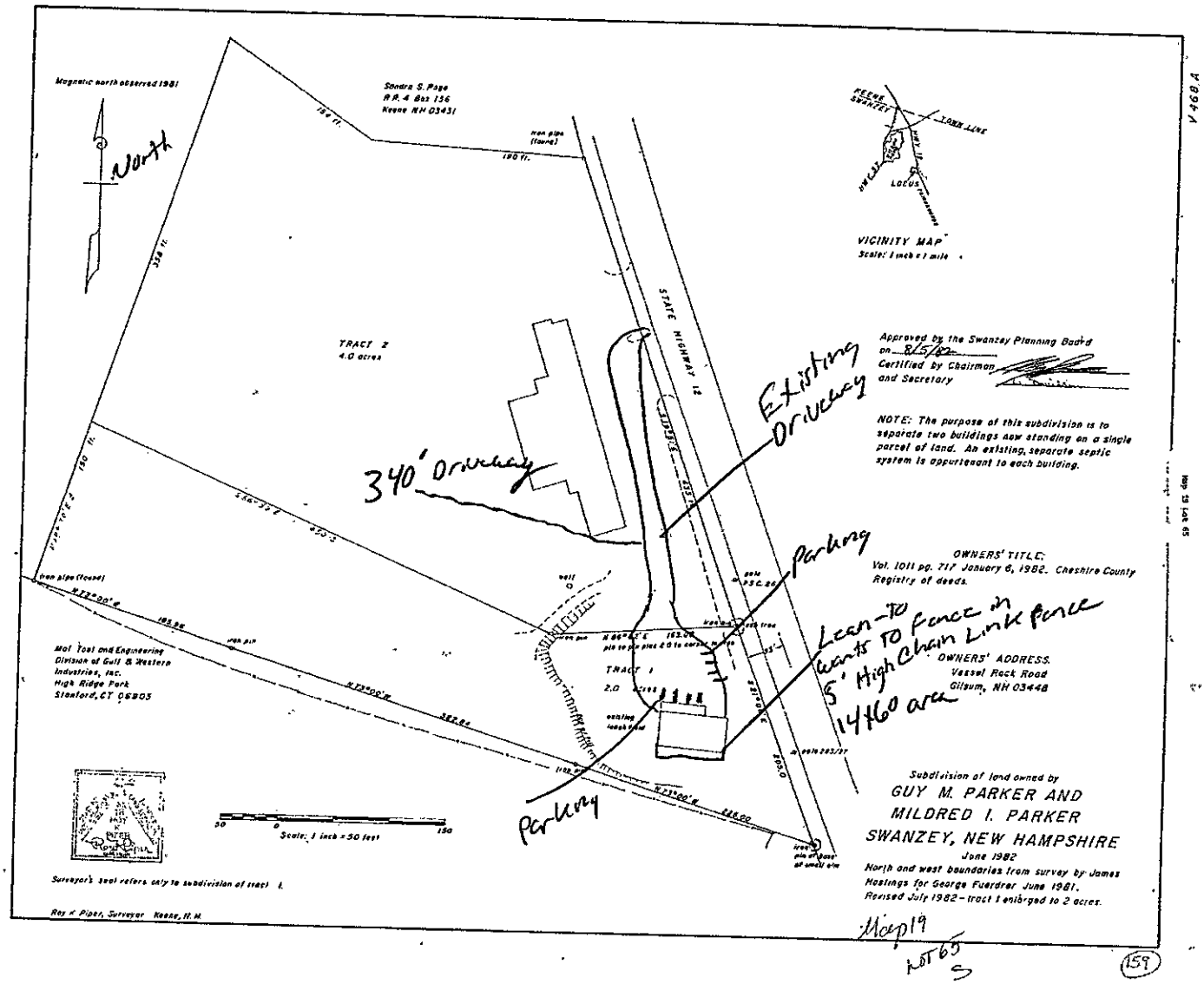
February 17, 2026

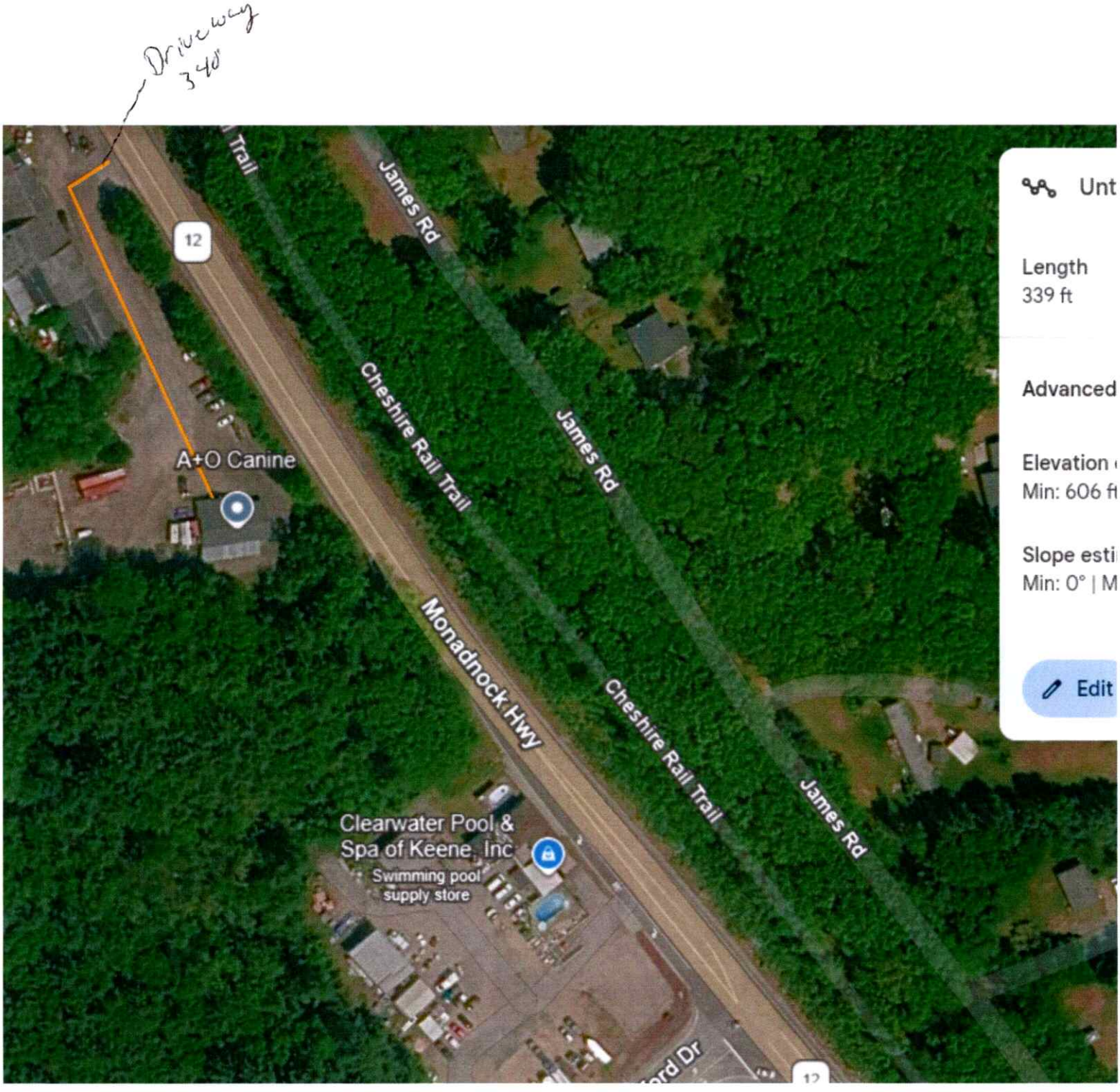
CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com

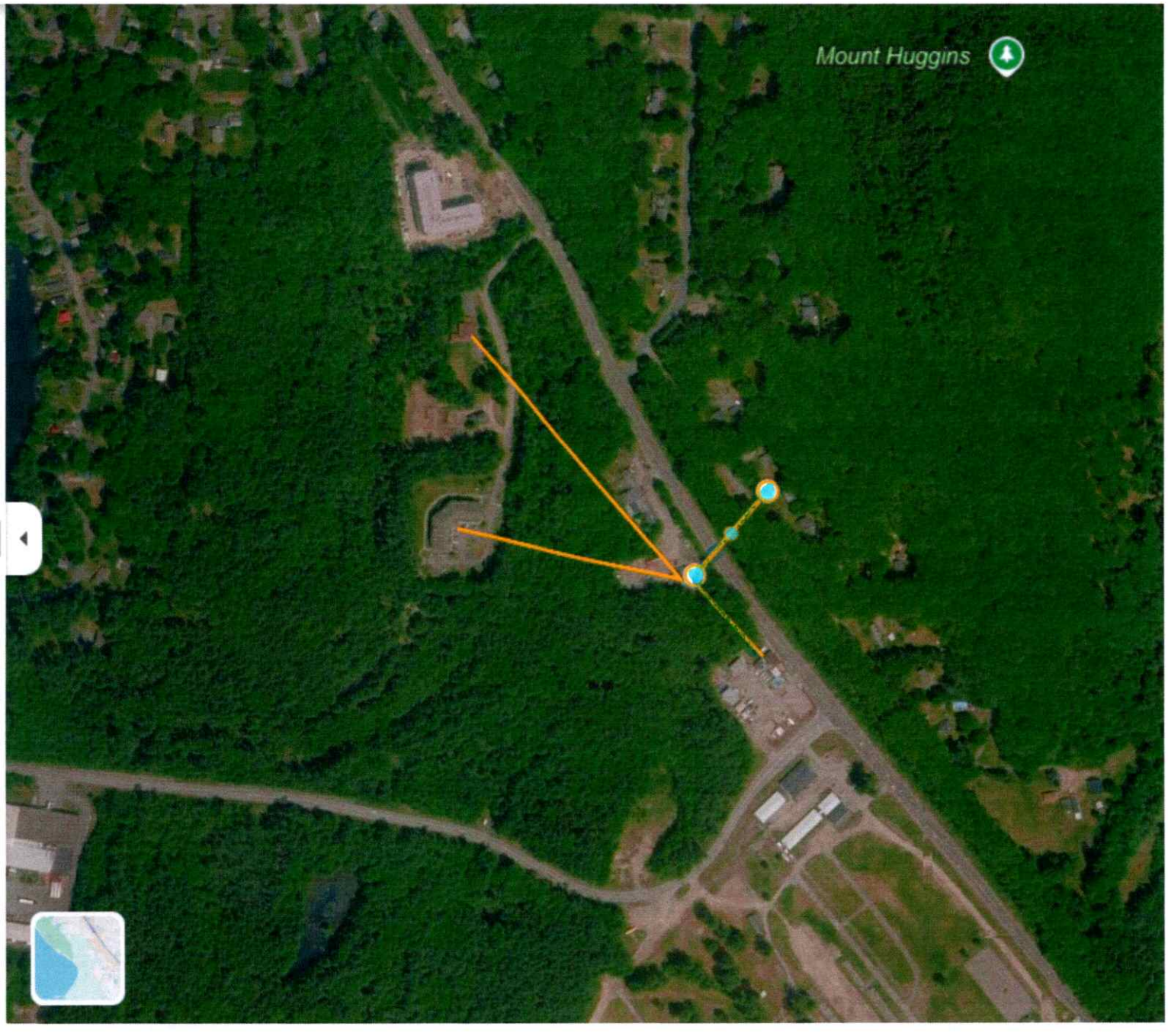


Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.


Magnetic north observed 1981
North
Sandra S. Page
R.R. 4 Box 136
Keene NH 03431
iron pipe (found)
190 ft.
330 ft.
TRACT 2
4.0 acres
340' Driveway
STATE HIGHWAY 12
Existing Driveway
Parking
Lean-To
wants to fence in
5' High Chain Link Fence
14x60 area
Parking
VICINITY MAP
Scale: 1 inch = 1 mile
KEENE
SWANZEY
TOWN LINE
LOCUS
Approved by the Swanzey Planning Board
on 8/5/82
Certified by Chairman
and Secretary
NOTE: The purpose of this subdivision is to separate two buildings now standing on a single parcel of land. An existing, separate septic system is appurtenant to each building.
OWNERS' TITLE:
Vol. 1011 pg. 717 January 6, 1982. Cheshire County Registry of deeds.
OWNERS' ADDRESS
Vessel Rock Road
Gilsum, NH 03448
Mol Tool and Engineering
Division of Gulf & Western
Industries, Inc.
High Ridge Park
Stamford, CT 06905
TRACT 1
2.0 acres
existing leach field
well
iron pin
N 73°00' W
188.96
362.86
N 23°00' W
348.00
N 66°45' E
152.04
pin to iron pipe 4.0 ft. north of corner
N 23°00' E
305.0
iron pin at base of small elm
50
0
Scale: 1 inch = 50 feet
150
Surveyor's seal refers only to subdivision of tract 1.
Roy F. Piper, Surveyor Keene, N.H.
Subdivision of land owned by
GUY M. PARKER AND
MILDRED I. PARKER
SWANZEY, NEW HAMPSHIRE
June 1982
North and west boundaries from survey by James Hastings for George Fuerdrer June 1981.
Revised July 1982 - tract 1 enlarged to 2 acres.
Map 19
Lot 65
(159)


Driveway
340'
Trail
James Rd
12
Cheshire Rail Trail
James Rd
A+O Canine
Monadnock Hwy
Cheshire Rail Trail
James Rd
Clearwater Pool &
Spa of Keene, Inc
Swimming pool
supply store
Unt
Length
339 ft
Advanced
Elevation
Min: 606 ft
Slope esti
Min: 0° | M
Edit

722' TO Senior Housing
1009' TO Apartments
350' across Rt 12 TO neighbors non-Abutting
350' TO clearwater spa non-Abutting



PROPERTY [redacted] PURCHASED

BY

GEORGE FUERDERER

SWANZEY, N.H.

JAMES H. HASTINGS, JR., R.L.S. KEENE, N.H.

DR. BY: T.F. LAVIN, JR. 6/23/81

SCALE 1" = 50'

0 10 20 30 40 50 100

THE STATE OF NEW HAMPSHIRE
JAMES H. HASTINGS, JR. No. 548
REGISTERED LAND SURVEYOR

NOTES:

1) HAND COMPASS AND STEEL TAPE SURVEY.
2) ALL BEARINGS ARE MAGNETIC - 1981.
3) BOUNDARY INFORMATION FROM PHYSICAL EVIDENCE, DEED REFERENCES 756/162, 589/12, 524/152, 981/925, 547/423, 571/460; CHESHIRE COUNTY REGISTRY OF DEEDS. ALSO IN SAID REGISTRY SEE A SURVEY ENTITLED "PROPERTY OF FRANK G. UNDERWOOD ESTATE" - DATED NOV. 24, 1954 AND RECORDED IN PLAN BOOK 11, PAGE 5.
4) COMMON BOUNDARIES WITH PAGE ARE BLAZED AND PAINTED.

APPROVED BY:
SWANZEY PLANNING BOARD
DATE: 10/14/81
CHAIRMAN: Peter M. Pappas
SECRETARY: V. Malone

(PAGE)

I.P. (FOUND)

N21°E → 508.'±

I.P. (FOUND) BESIDE LARGE PINE

154.'± S58°E

I.P. (FOUND)

(PAGE)

190.'± S88°-45'E

I.P. (FOUND)

KEENE →

6.2 ± ACRES

(MAL TOOL)

N73°W → 734.'±

BUILDING & PARKING LOT - SIZE AND LOCATION APPROXIMATE

#12

638.'± ALONG ROAD

ROUTE

25' 80' Proposed Building

30' 50'

SMALL ELM

TROY

LOCATION MAP

RTE 22 Keene 12 PROPERTY Cheshire Fairgrounds Mt Huggins JAMES RD RTE Troy

MAGNETIC NORTH

LEGEND

WIRE FENCE
IRON PIN I.P.
BROOK
INTERMITTENT BROOK
SWAMP

81-20

Magnetic north observed 1981

Sandra S. Page
R.R. 4 Box 136
Keene NH 03431

154 ft.

iron pipe (found)

190 ft.

358 ft.

TRACT 2
4.0 acres

STATE HIGHWAY 12

S 19°51'E 433 ft.

N 11°30'E 150 ft.

S 66°39'E 450 ±

iron pipe (found)

N 73°00'W 185.96

iron pin

N 73°00'W 322.84

iron pin

N 73°00'W 225.00

iron pin at base of small elm

well

pole P.S.C. 26

iron pin

ash tree

iron pin

N 86°02' E 163.00
pin to pin plus 2.0 to corner in tree

33'

TRACT 1
2.0 acres

existing leach field

for refill

S 21°00'E 205.0

pole 283/27

Mal Tool and Engineering
Division of Gulf & Western
Industries, Inc.
High Ridge Park
Stanford, CT 06905

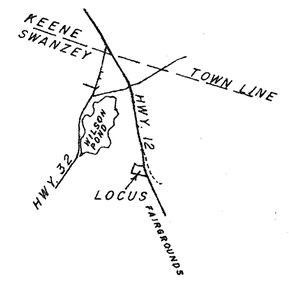
50 0 150

Scale: 1 inch = 50 feet

STATE OF NEW HAMPSHIRE
ROY K. PIPER
Roy K. Piper
SIGNATURE

Surveyor's seal refers only to subdivision of tract 1.

Roy K. Piper, Surveyor Keene, N. H.



VICINITY MAP
Scale: 1 inch = 1 mile .

Approved by the Swanzey Planning Board
on 8/5/82
Certified by Chairman
and Secretary W. Davidson

NOTE: The purpose of this subdivision is to separate two buildings now standing on a single parcel of land. An existing, separate septic system is appurtenant to each building.

OWNERS' TITLE:
Vol. 1011 pg. 717 January 6, 1982. Cheshire County Registry of deeds.

OWNERS' ADDRESS:
Vessel Rock Road
Gilsum, NH 03448

Subdivision of land owned by
GUY M. PARKER AND
MILDRED I. PARKER
SWANZEY, NEW HAMPSHIRE
June 1982
North and west boundaries from survey by James Hastings for George Fuerdrer June 1981.
Revised July 1982 – tract 1 enlarged to 2 acres.

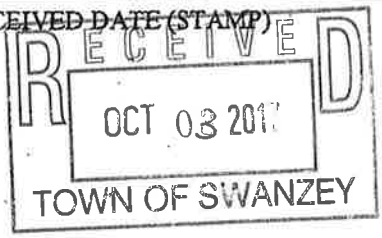
Map 19
Lot 65

(159)

V 468 A 894

SITE PLAN REVIEW APPLICATION
TOWN OF SWANZEY (REV. 5/4/00)

RECEIVED DATE (STAMP)



APPLICANT NAME

Aolin Properties, LLC

ADDRESS

PO Box 429, Keene NH 03431

PHONE #

603-313-6290

MAP #	LOT #	ZONING DISTRICT
19	65-1	Business

ADDRESS OF LOT

223 Monadnock Highway

FRONTAGE

205'

OWNER OF LOT

Aolin Properties, LLC

PHONE #

603-313-6290

ADDRESS

PO Box 429, Keene NH 03431

FAX #

603-499-8154

AREA OF LOT (SQ. FT.) (ACRES)

2 Acres

PROJECT NAME

Tool Storage Shed

DOMINANT SOIL TYPE (FROM USGS SOIL SURVEY)

142B Monadnock Fine Sandy Loam, Very Stony

PROPOSED PERMITTED USE (FROM PERMITTED USES IN ZONING ORDINANCE)

Commercial Business

TRAFFIC VOLUME (CARS PER DAY ON ADJACENT MAJOR STREETS)

Old Monadnock Highway 14,235

PROJECTED NUMBER OF VEHICLE MOVEMENTS ON AND OFF PROPERTY PER DAY

10-12

TOTAL PARKING SPACES PROVIDED

15 Each

GROSS FLOOR AREA OF EXISTING BUILDINGS (SQ. FT.)

1,800

SITE PLAN REVIEW APPLICATION
TOWN OF SWANZEY (REV. 5/4/00)

GROSS FLOOR AREA OF ADDITION(S) (SQ. FT.)

None

GROSS FLOOR AREA OF NEW BUILDINGS (SQ. FT.)

720SF Open Unheated Shed

TOTAL NUMBER OF EMPLOYEES

12

NUMBER OF SHIFTS

1

HOURS OF OPERATION

6:30am-5:30pm

APPLICANT'S REQUEST. The Applicant, seeking a site plan review, requests that the Planning Board review the following submitted information. Information as presented is intended to supplement and explain any plans submitted and the Applicant represents that to the best of his knowledge and belief, the information is being submitted in accordance with the Site Plan requirements of the Town of Swanzey.

OWNER'S CONSENT: The Owner consents to the submission of the within Site Plan Review Application by the Applicant and agrees that the information presented herein is accurate.

OWNER'S NAME (PRINTED)	OWNER'S SIGNATURE	DATE
Danial Lang	Daniel Lang	10/3/17

APPLICANT'S NAME (PRINTED)	APPLICANT'S SIGNATURE	DATE
Daniel Lang	Daniel Lang	10/3/17

PLANNING BOARD APPROVAL/DENIAL/COMMENTS.

SIGNATURE OF CHAIR

DATE

SPECIAL INSTRUCTIONS. Abutters: Attach a separate sheet listing Town of Swanzey Tax Map and Lot Number, name and address of all abutters, including those across a street, brook or stream. Names should be those of current owners as recorded in the Tax Records.

SIGNATURE OF CODE ENFORCEMENT OFFICER.

STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION - BUREAU OF TRAFFIC
IN COOPERATION WITH U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION
AUTOMATIC TRAFFIC RECORDER DATA FOR THE MONTH OF JUNE 2013

2/22/2016

82 441053 SWANZEY- NH 12 (MONADNOCK HWY) SOUTH OF RUST WAY RD

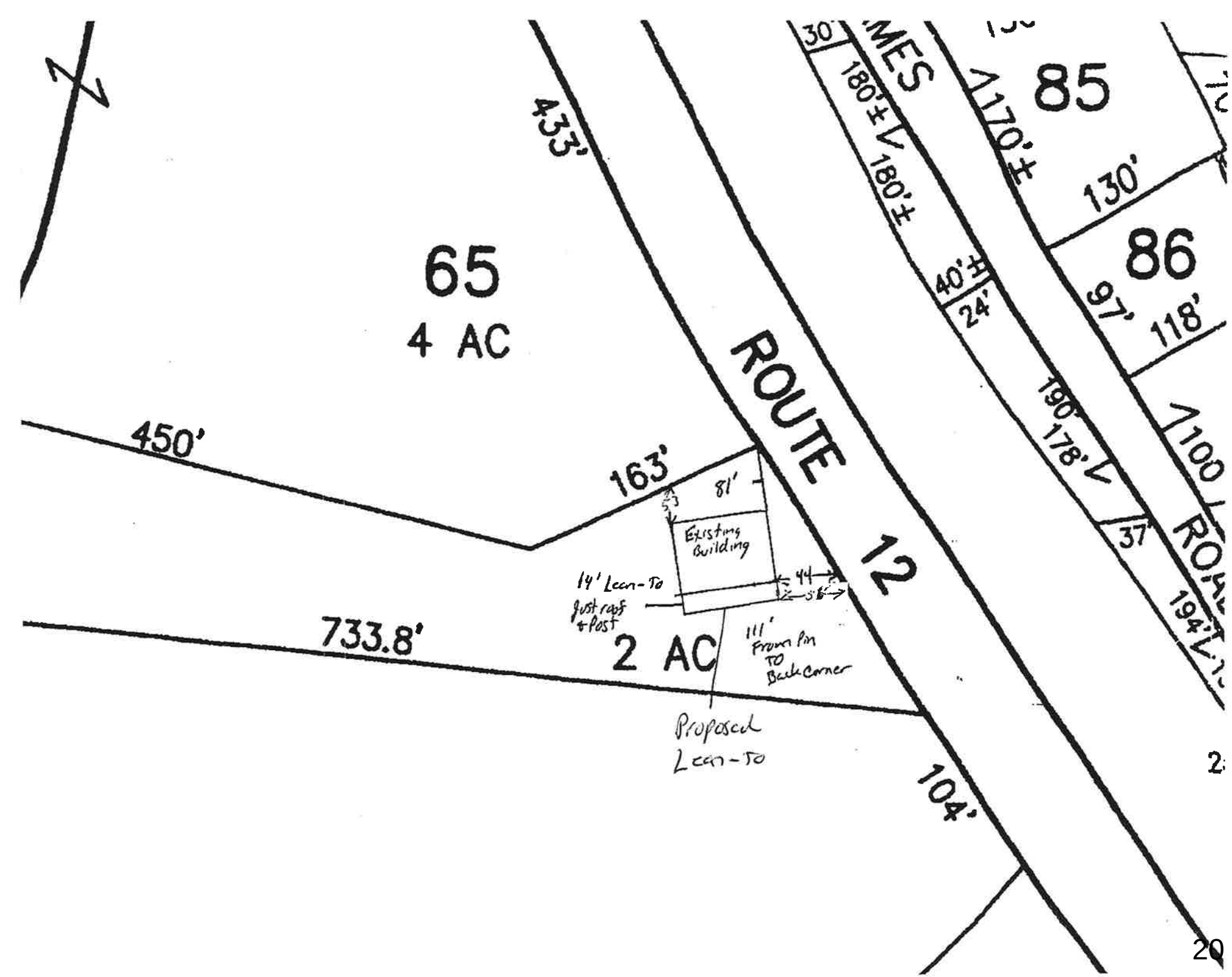
MON	DATE	DAY	12 AM	1 AM	2 AM	3 AM	4 AM	5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	Total
6	9	1	110	87	46	27	37	101	256	333	509	727	888	894	1075	1062	1006	932	929	806	673	594	472	326	183	110	12183
6	4	3	43	66	54	50	107	281	637	1069	896	722	802	808	948	931	1025	1159	1269	1243	729	512	451	298	196	115	14411
6	5	4	70	44	38	49	118	264	640	1069	920	821	813	826	908	913	959	1110	1349	1269	785	658	486	355	167	121	14752
6	6	5	74	53	52	58	121	271	646	1075	950	799	808	906	989	933	1012	1117	1288	1243	747	550	487	322	170	108	14779
6	7	6	76	73	50	58	106	255	600	1008	939	848	979	996	1099	1042	1165	1245	1353	1220	801	579	405	306	203	140	15546
6	8	7	95	52	60	36	50	116	197	452	654	905	1045	1271	1173	1193	1074	1040	943	855	702	524	440	405	283	179	13744

TYPE	STATION	YEAR	MONTH	NO. DAYS	AVERAGE SUNDAY	AVERAGE WEEKDAY	AVERAGE SATURDAY	AVERAGE DAILY	COMPUTED VOLUME	PERCENT GAIN	PERCENT LOSS
82	441053	2013	June	6	12183	14872	13744	14236	427075		

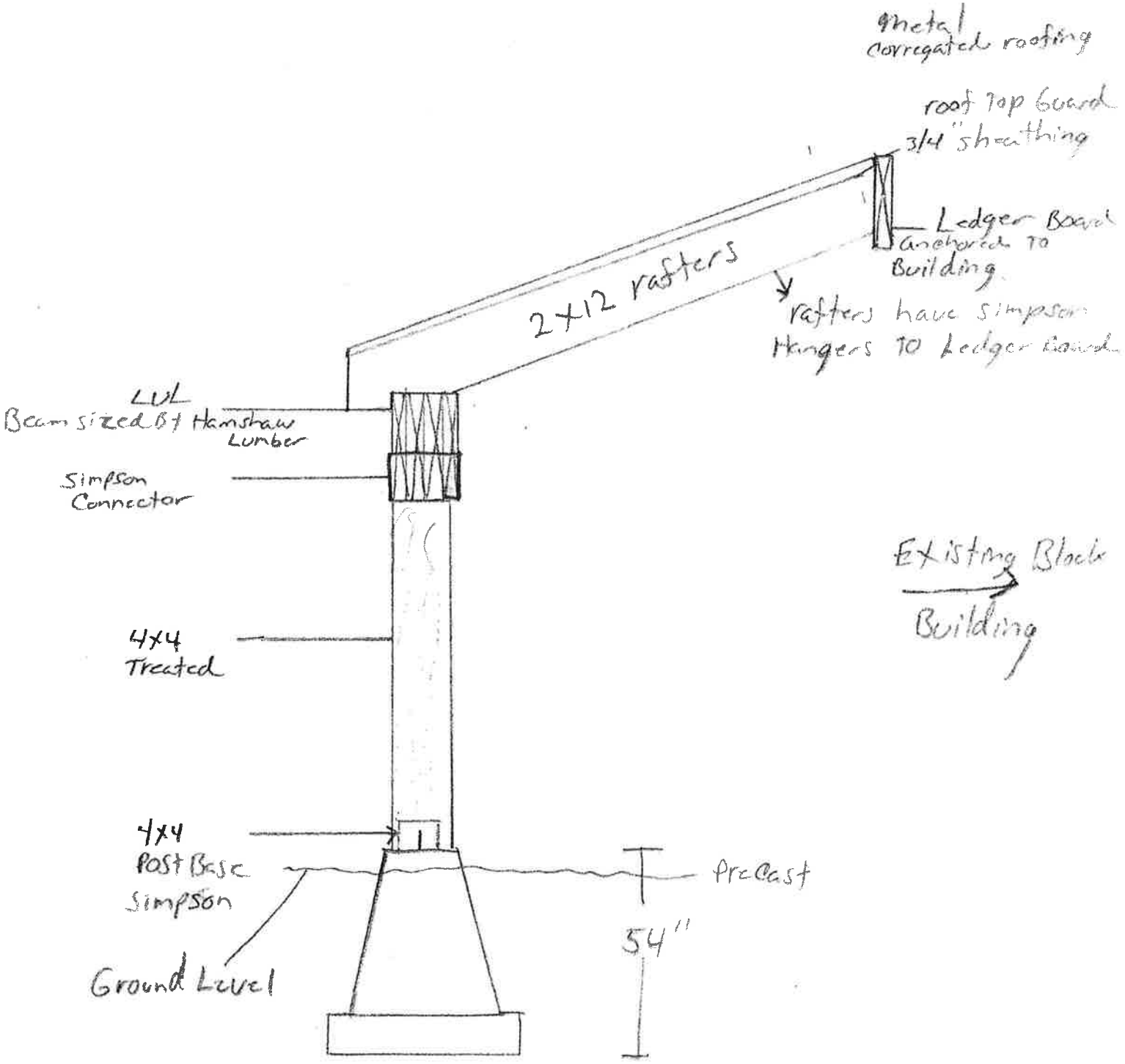
PEAK HOUR VOLUMES:

	AVERAGE AM:	AVERAGE MIDDAY:	AVERAGE PM:
SUNDAY	727	1075	1006
WEEKDAY	1055	987	1315
SATURDAY	905	1271	1074

AM - 6 AM TO 10 AM
MIDDAY - 10 AM TO 2 PM
PM - 2 PM TO 8 PM

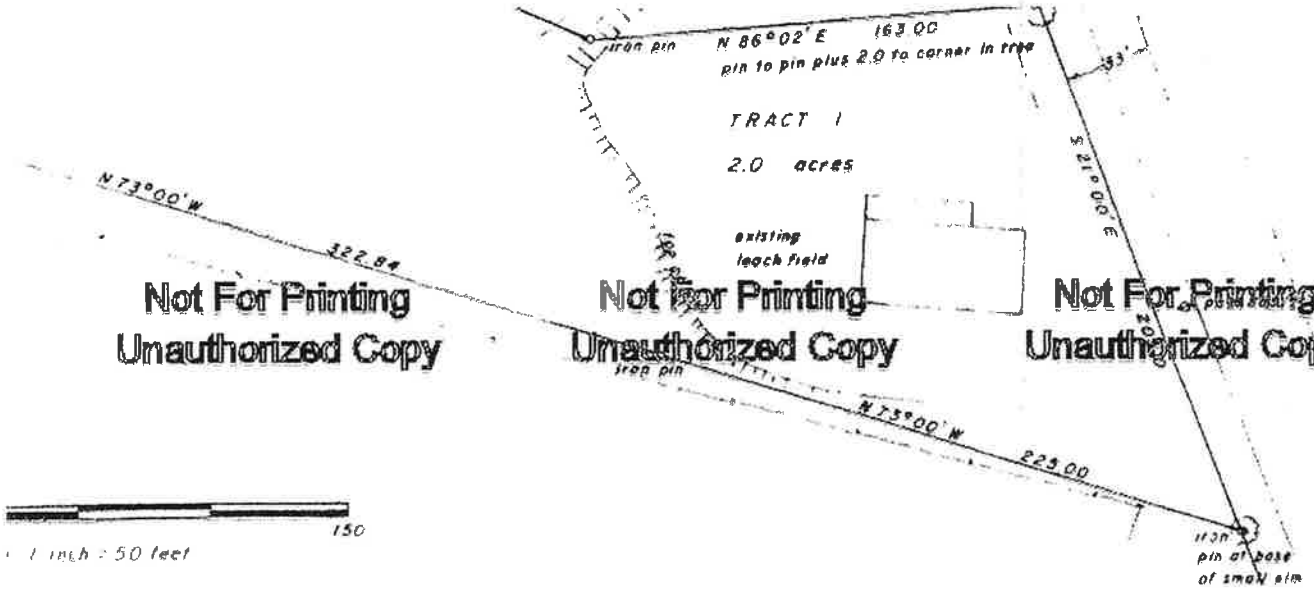

65
4 AC
433'
450'
733.8'
163'
81'
53'
Existing Building
14' Lean-To
Just roof & Post
44'
58'
2 AC
111' From Pin TO Back Corner
Proposed Lean-To
ROUTE 12
104'
30'
180'± V 180'±
40'± 24'
190' 178' V
37'
85
170'±
130'
86
97'
118'
100'
194' V

223 Monadnock Hwy
Aolin Properties



CHESHIRE COUNTY REG. OF DEEDS

33 WEST ST.



Not For Printing Unauthorized Copy

OWNERS' ADDRESS
Vessel Rock Road
Gilsum, NH 03448

GUY M. PARKER AND
MILDRED I. PARKER
SWANZEY, NEW HAMPSHIRE

June 1982

North and west boundaries from survey by James Hastings for George Fuerdrer June 1981
Revised July 1982 – tract 1 enlarged to 2 acres

Recorded Aug 25 1982 47/76

BOOK 47
PAGE 76

2 COPIES OF THIS PLAN

Property Location: 223 MONADNOCK HWY | MAP ID: 19/ 65/ 1/ / | Bldg Name: | State Use: 3320

Vision ID: 765 | Account # 630 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 08/28/2017 09:50

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	413		Service Shop
Model	96		Industrial
Grade	03		Average
Stories	1		
Occupancy	1		
Exterior Wall 1	15		Concr/Cinder
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	01		Minim/Masonry
Interior Wall 2	05		Drywall/Sheet
Interior Floor 1	03		Concr-Finished
Interior Floor 2			
Heating Fuel	02		Oil
Heating Type	04		Forced Air-Duc
AC Type	01		None
Bldg Use	3320		AUTO REPAIR
Total Rooms			
Total Bedrms	00		
Total Baths	1		
Heat/AC	00		None
Frame Type	03		Masonry
Baths/Plumbing	01		Light
Ceiling/Wall	02		Ceiling Only
Rooms/Prtns	01		Light
Wall Height	10		
% Comn Wall	0		

CONSTRUCTION DETAIL (CONTINUED)

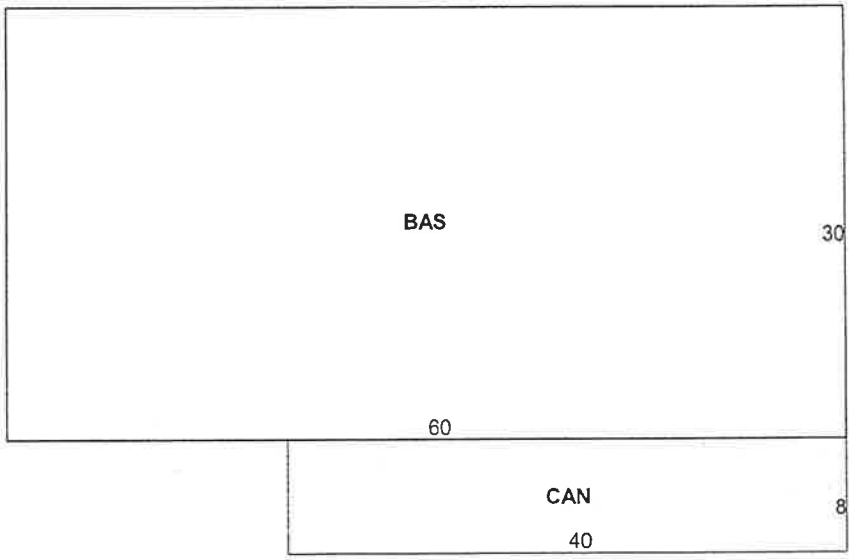
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
3320	AUTO REPAIR	100

COST/MARKET VALUATION

Adj. Base Rate:	55.78
Replace Cost	103,974
AYB	1985
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	34
Functional Obslnc	
External Obslnc	
Cost Trend Factor	
Condition	
% Complete	
Overall % Cond	66
Apprais Val	68,600
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



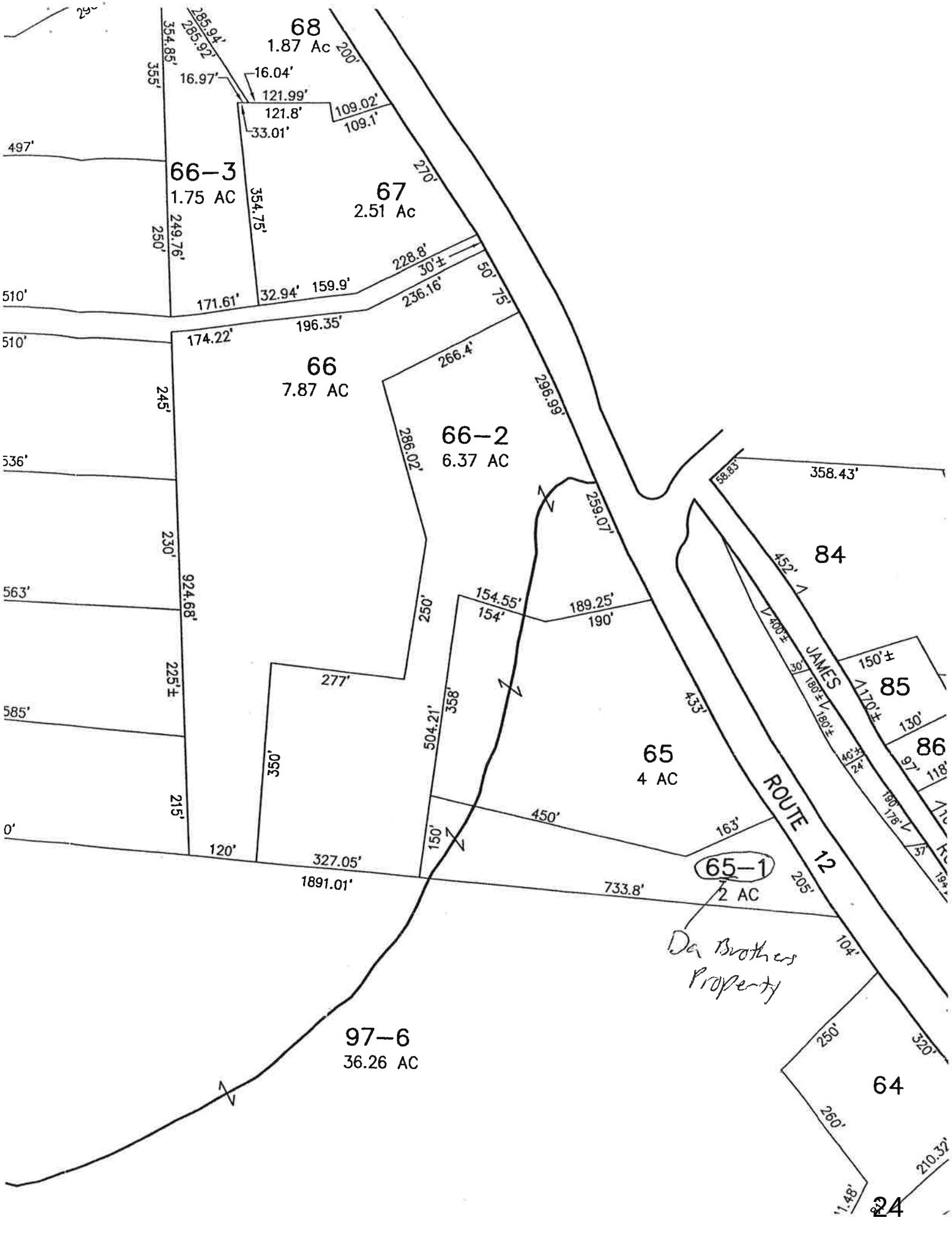


OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
LFT1	LIFT-LIGHT			B	1	8,850.00	1997		2		100	5,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,800	1,800		55.78	100,404
CAN	Canopy	0	320		11.16	3,570


68
1.87 Ac
66-3
1.75 AC
67
2.51 Ac
66
7.87 AC
66-2
6.37 AC
65
4 AC
65-1
2 AC
97-6
36.26 AC
84
85
86
64
ROUTE 12
JAMES
Da Brothers Property
354.85'
355'
285.94'
285.92'
16.97'
16.04'
121.99'
121.8'
33.01'
109.02'
109.1'
200'
210'
497'
249.76'
250'
354.75'
228.8'
30'±
50'
75'
510'
171.61'
32.94'
159.9'
236.16'
196.35'
174.22'
266.4'
296.99'
245'
286.02'
536'
259.07'
230'
924.68'
563'
154.55'
154'
189.25'
190'
250'
277'
225'±
585'
504.21'
358'
350'
433'
215'
0'
120'
327.05'
1891.01'
150'
450'
163'
733.8'
205'
104'
58.83'
358.43'
452'
400'±
150'±
170'±
130'
97'
118'
180'±
46'±
24'
190'
178'
37'
194'
250'
320'
260'
210.32'
1.48'
24



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD 83.

PHOTOGRAPHY DATE: APRIL 2021

COMPLETION DATE: DECEMBER 31, 2023

PRODUCED IN 2023 BY

CAI Technologies
Precision Mapping. Geospatial Solutions
11 Pleasant Street, Littleton, NH 03561
800.322.4540 • www.caimaps.com

LEGEND

AREA SURVEYED ..... Ac
AREA CALCULATED ..... AcC
RECORD DIMENSION ..... 100'
SCALED DIMENSION ..... 100'S
MATCH LINE 8A
WATER ..... -W-
BUILDING
EXEMPT PROPERTY ..... (E)
SUBDIVISION LOT NO. ..... (2)
RIGHT OF WAY/ACCESS ..... 66'W
COMMON OWNERSHIP
WETLANDS

SCALE: 1" = 100'

FEET 100 50 0 100 200 300

METERS 25 12.5 0 25 50 75

REVISED TO: APRIL 1, 2025

PROPERTY MAPS

SWANZEY

NEW HAMPSHIRE

INDEX DIAGRAM

MAP NO. 106

SECTION VII ARTICLE 6 EXISTING LANGUAGE	SECTION VII ARTICLE 6 PROPOSED LANGUAGE	Notes
6. Approval		
a. The Planning Board may attach such conditions to the approval of the application as it deems reasonable and necessary to ensure that the proposed use will be consistent with the purpose and intent of these regulations. Bonding may be required to ensure the completion of utilities and other amenities.	MOVED TO SECTION VII, ARTICLE 7.a	
b. No substantial deviation from plans as approved shall be permitted without the approval of the Planning Board. "Substantial deviation" will be monitored by the Code Enforcement Officer and/or Planning Board designee and determined by the Planning Board.	MOVED TO SECTION VII, ARTICLE 7.a(i)	
b. No substantial deviation from plans as approved shall be permitted without the approval of the Planning Board. "Substantial deviation" will be monitored by the Code Enforcement Officer and/or Planning Board designee and determined by the Planning Board.	a. No substantial deviation from plans as approved shall be permitted without the approval of the Planning Board. "Substantial deviation" will be monitored by the Code Enforcement Officer and/or Planning Board designee and determined by the Planning Board.	
c. Site Plan approval will be valid for one year after the date upon which the board voted to approve provided that:	b. Site Plan approval will expire after a period of one (1) year following the date on which the Board votes to approve or conditionally approve the application. Within this one-year period, active and substantial development must occur. For site plans approved in phases, a determination of active and substantial development shall apply to the phase currently under approval. If a bond or other security is required in connection with such approval, such bond or security must be posted. Active and substantial development shall include one or more of the following, at the Planning Board's discretion:	
i. Active and substantial development or building shall begin on the site by the owner or the owner's successor in interest in accordance with the approved plan within 12 months after the date of approval, or in accordance with the terms of the approval, and if a bond or other security to cover the costs of roads, drains, or sewers is required in connection with such approval, such bond or other security is posted. "Active and substantial development or building" will be monitored by the Code Enforcement Officer and/or Planning Board designee and determined by the Planning Board.	i. Site preparation activities, including movement of earth, excavation, clearing, logging, as well as installation and maintenance of erosion control measures. Activities must be conducted in conjunction with and in furtherance of the approved development.	
ii. Development remains in full compliance with the public health regulations and ordinances specified in this section.	ii. Construction and/or installation of roadways or accessways constructed to at least a gravel base, building foundations, slabs, or footings in accordance with the approved plans.	
iii. At the time of approval and recording, the plat or site plan conforms to the subdivision regulations, site plan review regulations, and zoning ordinances then in effect at the site of such plat.	iii. Construction and/or installation of basic infrastructure intended to support the development, such as drainage and utilities installed in underground conduit and prepared for future connection in accordance with the approved plans.	
iv. As part of its approval of a plat or plan, the Planning Board may, with due regard to the scope and details of a particular project, specify the threshold level of work which shall constitute active and substantial development or building for purposes of fulfilling paragraph i of this section, or may for good cause extend the 12-month period set forth in paragraph i.		

v. After vote of approval, the approval becomes effective when three (3) copies of the Site Plan are signed by the Chair of the Planning Board. No Site Plan shall be signed until all conditions relative to the approval are placed on the plan, the Board receives final unconditional approval from the Swanzey Fire Department and the plan is signed by a registered engineer or surveyor.	c. No certificate of occupancy shall be issued until two (2) copies of the Site Plan are signed by the Chair of the Planning Board. No Site Plan shall be signed until all conditions relative to the approval are placed on the plan, the Board receives final unconditional approval from the Swanzey Fire Department, and the plan is signed by a registered engineer or surveyor.	
Costs of engineering, legal fees, etc., shall be borne by the applicant. A security bond may be required to guaranty performance of the applicant's application described herein.	d. A minimum of thirty (30) days prior to the expiration of approval, an applicant may request a one-time extension of one (1) year for meeting active and substantial development from the Planning Board. The applicant shall demonstrate the necessity of the extension and provide an update to the Board about the status of the project	
	e. Costs of engineering, legal fees, etc., shall be borne by the applicant. A security bond may be required to guaranty performance of the applicant's application described herein.	
7. Conditional Approval		
a. Pursuant to RSA 676:4I(i), the Board may grant conditional approval of a site plan application without further public hearing only when such conditions:	NO CHANGE	basing this sections language and structure more on the RSA section. It's possible it may be more prudent to delete all this language and say "conditional approvals may be issued pursuant to RSA 676:4.I(i)."
i. Are administrative in nature;	NO CHANGE	
ii. Involve no discretionary judgement on the part of the Board; or	NO CHANGE	
iii. Involve the application's possession of permits and approvals granted by other board or agencies, such as the Department of Transportation, the Wetlands Board, or Water Supply and Pollution Control Division	iii. Involve the application's possession of permits and approvals granted by other boards or agencies	
b. If a conditional approval has been granted pursuant to 7.a in this section, the conditions shall be met within one year after the date upon which the board voted to approve, otherwise the approval is null and void.	iv. If a conditional approval has been granted pursuant to 7.a in this section, the conditions shall be met within one year after the date upon which the Board voted to approve, otherwise the approval is null and void.	

c. All other conditions shall require a public (compliance) hearing and notice as provided in RSA 676:4.I(d).	b. All other conditions shall require a public (compliance) hearing and notice as provided in RSA 676:4.I(d)	
	c. The Planning Board may attach such conditions to the approval of the application as it deems reasonable and necessary to ensure that the proposed use will be consistent with the purpose and intent of the regulations in Section VII, Article 6 . Bonding may be required to ensure the completion of utilities and other amenities.	Doesn't the language above render this section useless? Section VII, Article 7.b would state "All other conditions shall require a public (compliance) hearing and notice as provided in RSA 676:4.I(d)" Proposing we remove these two sections.
	i. Public (compliance) hearing will be required within one (1) year after the date upon which the Board voted to approve with conditions, otherwise the approval is null and void. All conditions shall be recorded on the site plan prior to the compliance hearing.	

RSA 676:4.I(i) in its entirety:

(i) A planning board may grant conditional approval of a plat or application, which approval shall become final without further public hearing, upon certification to the board by its designee or based upon evidence submitted by the applicant of satisfactory compliance with the conditions imposed. Such conditions may include a statement notifying the applicant that an approval is conditioned upon the receipt of state or federal permits relating to a project, however, a planning board may not refuse to process an application solely for lack of said permits. Final approval of a plat or application may occur in the foregoing manner only when the conditions are:

(1) Minor plan changes whether or not imposed by the board as a result of a public hearing, compliance with which is administrative and which does not involve discretionary judgment; or

(2) Conditions which are in themselves administrative and which involve no discretionary judgment on the part of the board; or

(3) Conditions with regard to the applicant's possession of permits and approvals granted by other boards or agencies or approvals granted by other boards or agencies, including state and federal permits.

All conditions not specified within this subparagraph as minor, administrative, or relating to issuance of other approvals shall require a hearing, and notice as provided in subparagraph I(d), except that additional notice shall not be required of an adjourned session of a hearing with proper notice if the date, time, and place of the adjourned session were made known at the prior hearing.