Town of Swanzey, New Hampshire
Swanzey Zoning Board of Adjustment (ZBA)
Meeting Minutes – **February 9, 2026**
Whitcomb Hall, Main Street, Swanzey, NH

CALL TO ORDER:
Chair Adam Mulhearn called to order the meeting at Whitcomb Hall at 7:02pm. Other members present were Vice Chair Jay Ward, Ann Karasinski, and Alternate Jessica Ramsey-Sanchez. Also present were Town Planner, Adam Paquette and Recording Secretary, Susan Ells.

ABSENT: Bryan Rudgers and Alternates Pete Delaney, Wayne Lechlider and Joe Parisi.

OTHERS PRESENT:
Sean Rohberon with FACT TV, Terence Mark

SEATING ALTERNATES:
The chair seated Jessica Ramsey-Sanchez for Bryan Rudgers

MINUTES:
The meeting minutes of December 15, 2025 were considered. A motion was made by Ann Karasinski to approve the minutes as presented. There was a second made by Jay Ward. Jessica Ramsey-Sanchez abstained because she was not at that meeting. All others were in favor and the m*otion passed.*

REGIONAL IMPACT:
Jay Ward made a motion that there was no regional impact. There was a second by Ann Karasinski. All were in favor. With no further discussion, Motion passed.

PUBLIC HEARING:
ZBA 26-001: Special Exception – Terence Mark has requested a Special Exception under Section IV, Article B.2.d of the Zoning Ordinance. The request seeks permission to construct an accessory structure measuring 3,360 square feet. The property is identified as Tax Map 233, Lot 37 and is in the Residence District.

Adam Paquette read the application and comments from staff. The subject parcel consists of approximately 3 acres and has roughly 275 feet of frontage along Holbrook Avenue. Access to the proposed accessory structure would be provided via the existing curb cut and driveway. As for height, the submitted plan does not indicate the height of the proposed structure, and architectural details are limited to a basic rendering with no elevations or design specifications provided. The overall size of the proposed structure raises concerns regarding stormwater management, particularly with respect to impervious surface coverage and potential impacts to the on-site drainage.

Additionally, the scale of the structure calls into question the number and type of vehicles intended to be stored within it, as well as whether the structure could facilitate uses beyond what is customarily considered accessory. Further clarification is needed to ensure the proposed structure complies with zoning requirements and does not support commercial or business uses. There were no comments from

the Conservation Commission. The applicant states there is no business use intended. Architectural designs would need to be submitted.

Chair Mulhearn asked the applicant about the height. Mr. Mark said the interior height would be 14 feet and the exterior height would be 20 feet. Mr. Mark said he has a collection of antique autos that are in various locations and he would like them in the same location on his property. He would like them in a humidity-controlled environment and will provide power to the building, probably radiant heat and mini splits, as well as a 200-amp service for compressor or welder use. There will be no septic facilities. Karasinski asked if the height was adequate and wondered if he should increase to the maximum allowable. Mr. Mark felt it was adequate. Ramsey-Sanchez clarified the building is for personal use.

Chair Mulhearn also clarified personal use and maintenance of the vehicles. He expressed some concern about the size of the building and drainage off the roof. Mr. Mark said there is a culvert the full length of the property to manage ground water which he plans to tie into. Jay Ward requested that the architectural plans would include how the drainage would be addressed.

Chair Mulhearn asked Mr. Mark why the building needs to be so large and Mr. Marks said he has 12 - 13 vehicles and he wants a building to fit them as well as his tractors and other vehicles. The property is large enough so that it can handle it. He said his neighbors are not opposed to the structure.

Chair Mulhearn asked the board if there were more questions; Jessica Ramsey-Sanchez asked about the slope of the roof and how it would handle the snow. Mr. Mark replied that metal roofing generally offloads the snow and it will be rated greater than the building code requires.

With no further questions, Chair Mulhearn closed the public hearing at 7:25pm.

Karasinski commented about the similarity between the proposed public works building and the need to get vehicles inside as well as several other previous requests for similar buildings in the town. There is a definite need.

The Board deliberated the checklist for granting a special exception.

1. **The proposed use is similar to one or more of the uses already authorized in the district and is an appropriate location for such a use.**

- Ward – Yes, the use will be the housing of vehicles which is authorized
- Ramsey-Sanchez – yes – it's a big garage
- Karasinski - Yes
- Mulhearn – Yes – he agrees it is an authorized use, appropriate to the location, setbacks, and will not be a burden.

2. **Such approval would not reduce the value of any property within the district, not otherwise injurious, obnoxious, or offensive to the neighborhood.**

- Ramsey-Sanchez – Yes, he already has approval from neighbors. Nothing contrary has been heard. Under the definition of this question, it has no impact to the neighborhood.
- Karasinski – Yes, it will allow protection of vehicles.
- Ward – Yes – will increase his property value which won't decrease others.

- Mulhearn – Yes – agrees with others – no evidence to reduction of value.

3. **There will be no nuisance or serious hazard to vehicles or pedestrians.**
- Karasinski – Yes – have not heard anything to suggest there would be any nuisance or serious hazard
- Ward – Yes – no extra traffic would be caused
- Ramsey-Sanchez – Yes – agrees with the others
- Mulhearn – Yes – agrees with the others

4. **Adequate and appropriate facilities will be provided for the proper operations of the proposed use.**
- Ward – Yes – from what they heard there will be electricity and heat; though more details would be needed for the building permit.
- Ramsey-Sanchez – Yes – testimony described they are adequate and appropriate
- Karasinski – Yes – details that have been provided show it exceeds what town requires
- Mulhearn – Yes – agreed that the requirements will be met and he will be upgrading electrical service. Major points are adequate and will be clarified in the building permit process.

A motion was made by Ward to grant the ZBA 26-001 special exception, Karasinski seconded – all were in favor and the motion passed.

Chair Mulhearn thanked Mr. Mark for attending.

OTHER DISCUSSIONS

Adam Paquette provided the Rules of Procedure in the packet for the board to review for future discussion.

There are 2 seats on the ballot and there are 2 candidates for those seats, so the board should be fully seated going forward but there will be a need for 2 alternates. Ann suggested having a booth at the elections to advertise where the openings are, especially for alternates. It's a good way to get involved. Jessica said the Governance Committee is planning to have a booth for this reason.

Paquette said The House of Representatives is discussing removing the requirement for posting the meeting notices in the Keene Sentinel. This would remove the cost to the Town and the applicant.

Paquette also explained that there will be an audit of the ordinance and recommended the board make suggestions for changes. There will be a detailed proposal in April after the selectboard signs off.

Staff will be planning round table sessions with the community starting in April/early May for feedback regarding the ordinance. This will take place on a Saturday.

The voters' guide will have detailed explanations regarding the changes to the zoning ordinance to help the voters understand what they will be voting for.

ADJOURNMENT

A motion to adjourn was made by Karasinski and seconded by Ward and all were in favor. The motion passed. Adjournment occurred at 7:55pm.

Respectfully Submitted,

Susan Ells, Recording Secretary

Approved on March 16, 2026