Town of Swanzey, New Hampshire
Swanzey Zoning Board of Adjustment (ZBA)
Meeting Minutes – **March 16, 2026**
Whitcomb Hall, Main Street, Swanzey, NH

CALL TO ORDER:
Chair Adam Mulhearn called to order the meeting at Whitcomb Hall at 7:03 p.m. Other members present were Vice Chair Jay Ward, Ann Karasinski, and Joe Parisi and Alternates Pete Delaney. Also present were Town Planner, Adam Paquette and Recording Secretary, Susan Ells.

ABSENT: Wayne Lechlider and Jessica Ramsey-Sanchez

OTHERS PRESENT:
Kai Kraemer with FACT TV, Carol Rose, John McGarvey, Sarah Brothers, David Stinson, Sarah Croteau, Kyle Croteau, Chris Turner, Allie Turner, Becky Streeter, Jon Streeter, Gary Preston, Barbara Preston, Mary Beth Fleury, Eric May, Peter Thomas, Cheryl McDaniel-Thomas, Nancy Brown, Cynthia Kordys, Howard Lane Sr, and Bill McCloy from Normandeau Associates

SEATING ALTERNATES:
The chair seated Peter Delaney for Wayne Lechlider

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

MINUTES:
The meeting minutes of February 9, 2026 were considered. A motion was made by Ward to approve the minutes as presented. There was a second made by Karasinski. Joe Parisi abstained; all others were in favor and the motion passed.

Chair Mulhearn opened the public hearing at 7:06pm.

PUBLIC HEARING:
A. **28A26-003: Special Exception** - Eversource Energy, through its consultant Normandeau Associates, has submitted a Special Exception application pursuant to Section IX of the Zoning Ordinance to allow development within the Flood Plain District. The proposed work is part of the Eversource 4152 Transmission Line Project.

Chair Mulhearn informed the applicant's representative, Bill McCloy from Normandeau Associates, that because they are abutters to the project, he and Peter Delaney would need to recuse themselves from the public hearing. He went on to say that with the absences on the Board today, this would leave only 3 board members to hear the case, which would mean the vote would need to be unanimous to approve the special exception. He gave Mr. McCloy the option to delay until the next meeting in the hope that there would be more members present.

Jay Ward then took over as Chair. After some discussion, Bill McCloy opted to delay until the next meeting. Ann Karasinski and Joe Paris both agreed with Ward to allow the case to be continued to the next scheduled meeting on April 20th.

Ward then asked the public if they have questions that could be answered tonight.

Carol Rose asked if this project affects the Rail Trail on Matthews Road; McCloy replied that while the project is replacing 25 wooden poles, this special exception is only for 4 poles within the flood plain district. McCloy offered the phone number for the outreach contact for Eversource if the public wishes to ask for more specific information.

Sarah Brothers asked if there was assurance this would be heard next time; Ward replied that he could not provide that assurance. Paquette said he doesn't typically know if there will be absences until the day of the meeting. He apologized for the inconvenience. Ward expressed the need to fill more alternate seats on the board.

Eric May asked if it refers to the big tower lines that come across Sawyers Crossing. McCloy replied that there are 2 wooden poles which will be switched out with steel poles in the same location.

Adam Paquette said that, due to the way the RSA states who need to be notified, he had to send out letters to notify approximately 130 people, but only 4 or 5 are potentially impacted.

John McGarvey asked McCloy about survey markers in his back yard. Chair Mulhearn explained how the public can ask questions of the Board at the next meeting. Ward recommended that McGarvey his specific question should be directed to the Town Planning department and to Eversource directly.

Chair Ward closed the public hearing at 7:19pm and turned the meeting back over to Chair Mulhearn.

The Board then discussed the RSA and definition of abutters.

OTHER DISCUSSIONS

A. Election of Officers

Ward told the Board that now that he is a selectman, he feels that he should not be Chair or Vice Chair, but he would like to remain on the board. He would recuse himself when appropriate.

Jay Ward made a motion to nominate Adam Mulhearn as Chair; Peter Delaney seconded; all were in favor and the motion passed.

Adam Mulhearn made a motion to nominate Ann Karasinski as Vice Chair; Jay Ward seconded; all were in favor and the motion passed unanimously.

B. Rules of Procedure Discussion

Adam Paquette asked the Board to review these and make suggestions for changes which would go before a public hearing. Ward asked if the Board could commit to reading before the next meeting. Paquette will send a Word version to the Board.

ADJOURNMENT
A motion to adjourn was made by Parisi and seconded by Mulhearn and all were in favor. The motion passed. Adjournment occurred at 7:43 p.m.

Respectfully Submitted,

Susan Ells, Recording Secretary

Approved on April 20, 2026