TOWN OF SWANZEY

OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT

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Swanzey Planning Board Agenda
August 13, 2026
6:00 PM

A regular meeting of the Swanzey Planning Board will be held on **Thursday, August 13, 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 Facebook & YouTube pages. 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. July 23, 2026

3) Public Hearings
   A. **PB 26-010 – Site Plan Review**: Baylev Holdings LLC, represented by Brice Rayner, has submitted a site plan review application for the property located at 126 Monadnock Highway. The applicant proposes to expand outside storage by excavating the bank on the eastern side of the building, installing a small retaining wall, and paving the area. Additionally, the applicant proposes utilizing the excavated fill to level the northwestern and southwestern sides of the building to create more flat storage space. The property is at Tax Map 103 Lot 84 in the Business District.

   B. **PB 26-011 – Minor Subdivision:** An application for a minor subdivision has been submitted by Lawrence Land Surveying, acting on behalf of property owner Richard Whitney. The application proposes subdividing the subject property, identified as Tax Map 255, Lot 24, into three individual building lots. The parcel is situated within the Rural/Agricultural District, on the eastern side of Rabbit Hollow Road and south of Swanzey Lake Road.

4) Discussions/Other Business
   A. **PB 26-012 – Boundary Line Adjustment:** An application for a boundary line adjustment has been submitted by Promised Land Survey, acting on behalf of property owners Chad Fontaine, Alice Fontaine, and Deborah Hamel. The subject properties are identified as Tax Map 249, Lots 49 and 50, with addresses at 102 and

110 Goodell Avenue. The parcels are situated within the Residence District, on the northern side of Goodell Avenue and east of NH Route 32.

B. Environmental Alternatives Inc. – Site Plan Modification

C. Dillant-Hopkins Airport Ground Mounted Solar – Site Plan Modification

D. Brief Zoning Audit Discussion and Document Handouts

5) Adjournment