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
September 10, 2026
6:00 PM

A regular meeting of the Swanzey Planning Board will be held on **Thursday, September 10, 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. August 27, 2026

3) Public Hearings
   A. **PB 26-013 – Aolin Properties Site Plan Review:** Aolin Properties has submitted a site plan application to permit two existing storage containers, totaling 800 square feet, on the southwestern side of the property located at 93 Monadnock Highway (Tax Map 103, Lot 63) in the Business District. This application is being reviewed as part of ongoing code enforcement action to bring the property into compliance.

4) Discussions/Other Business
   A. **PB 26-014 – 25 Westbrook Court Boundary Line Adjustment:** An application for a Boundary Line Adjustment has been submitted by Cardinal Surveying and Land Planning for properties identified as Tax Map 261, Lots 40 and 41. The subject parcels are owned by David and Bonnie Abrams and are located within the Rural/Agricultural District on the north side of Westbrook Court, east of NH Route 32.
   B. Zoning Audit Discussion
   C. Childcare Zoning Discussion

5) Adjournment

Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – **August 27, 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 Victoria Ames. The meeting was held at Whitcomb Hall and online for the public. Other members present: Vice Chair Scott Self, Michael York, Richard Lane, Mark Scalera, Brandon Self, Alternates Stacey Goodale, Jane Johnson, Charlie Harbeck, and Selectman's Representative Alan Gross. Also present was Town Planner Adam Paquette.

The Chair called the roll and read the agenda for the evening. A quorum was present.

Absent:
None

Others Present:
Mike Johnson, Emily Kerylow, Dan Scheerer, Tara Kessler, Pete Delaney, Sarah Bollinger

MINUTES:
The meeting minutes of August 13, 2026 were considered. A motion was made by S. Self to approve the meeting minutes as presented. There was a second by Scalera**.** All were in favor. With no further discussion, the motion passed.

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

APPLICATIONS AND PUBLIC HEARING(S):
None

Discussions and Other Business:

A. Excavation Report – 56 Cory Pond Road

- Ames introduces the report and states that it contains all necessary information per the RSA.
- S. Self makes a motion to accept the excavation report as presented. Seconded by Scalera. All were in favor. With no further discussion, the motion passed.

B. New Tenant Application – PLP Composites – 1 Railroad Street (Map 110 Lot 105)

- S.Self recuses himself as an abutter.
- **Ames seats Johnson in place of S.Self.**
- The applicants introduce themselves and the project.

- Ames goes over the requirements of the application and the applicant gives some background on the business.
- Scheerer states the tallest poles being manufactured are about 40 feet. Kessler states that all manufacturing takes place inside the facility.
- Kessler goes over the operating hours and how they interact with the existing business. PLP's operating hours are Monday – Friday, 8:30am to 4:30pm. Port-O-Lite's hours are Monday – Friday, 7:30am to 3:30pm. PLP is expected to have 6-8 full time employees, while Port-O-Lite has 7 full time employees.
- Kessler states that no changes are being proposed to the exterior of the site.
- Kessler states PLP will have roughly 3-4 truck deliveries per week.
- Ames asks about the types of trucks going in/out of the property and Scheerer states there are occasional box trucks, similar to Port-O-Lite's.
- Ames asks about the need for a special exception and Paquette states that a special exception will be needed in case of expansion. Kessler clarifies that there may be a special exception on file, however, Paquette has not been able to locate due to some old files at Town Hall being mislabeled.
- Kessler states that there is an approved site plan on file. Kessler and Scheerer have provided the most recently approved site plan modification.
- Kessler states that she spoke with Paquette, who confirms that mixed-use is permitted. The proposed use is the same as the existing use.
- Ames asks the board if they believe the proposed use is the same as the existing
    - The board answers in consensus that it is similar.
- Lane askes about potential biohazard to ensure the building has adequate ventilation.
- Ames asks about ventilation and the applicant answers that everything is filtered if needed. States the odor is similar to a body shop that might be painting, etc. The applicants' current location is in a residential neighborhood with little to no complaints.
- Scheerer states the materials required is similar to woodworking. Material is captured, nothing airborne. He states they use proper ventilation and dust collection.
- Pete Delaney states that the existing dust collection system is adequate for the proposed use.
- Scheerer goes into the manufacturing process for the poles his business produces.
- Scalera makes a motion to approve a new tenant. B.Self seconds. Lane asks Paquette if the building inspector will be involved in any way. Paquette answers that no, because no building permit is needed, the inspector will not be involved. The applicant discusses more about the manufacturing process. No further discussion. All were in favor. Motion passed.

C. Zoning Audit Discussion

- Ames asks about the timeline and Bollinger answers that the board should be discussing the structure and, if there is time, the list of broader revisions that would require warrant article amendments.
- Bollinger proposes that if the Board wouldn't propose it as a warrant article, it should not be brought to the joint meeting.
- Bollinger goes over the recommended timeline for amendments and states that amendment discussions and the general timeline is independent of her work on the reorganization.
- Bollinger speaks on revisions to the floodplain ordinance and timeline for amendments.
- Bollinger speaks to some changes being required due to statutory changes.

- Lanes asks about timeline to get new flood map from FEMA and asks how we word the ordinance. Bollinger goes over the process and states she will give materials to Paquette to distribute to the Board.
- Scalera states that the organization is relatively easy to follow but changes to best practices are hard to identify in the proposed document. Scalera is concerned that language changes might change the intention. Bollinger and S.Self state that no language has changed, it has only been moved. Any language changes would require an amendment for the warrant article.
- Bollinger asks the Board for more general thoughts
    - **i.** S.Self speaks on district boundaries and proposes adding "rules regarding district boundaries" under 2.1
    - **ii.** S.Self suggests rear lot and nonconforming lot under table that goes over dimensions in 3.1
    - **iii.** S.Self states that the table of dimensional standards is fine as is, but should be split to provide frontage, setback, and lot size on one table, and everything else on a separate table.
    - **iv.** S.Self suggests separating nonconforming lots and structures into separate sections. Nonconforming lots and nonconforming structures would be separated.
    - **v.** The Board agreed by consensus on the above changes.
- Ames suggests some edits to the following:
    - **i.** Ames suggests including more elements in titles to enhance searchability of frequently used items
    - **ii.** Ames suggests that the ordering of Section 2 should be: Zoning Map, Zoning Districts, Overlay Districts, and Rules Regarding District Boundaries
- Ames suggests that table language should not be in all caps. Should follow format in Section 3 table.
- S.Self and Ames suggest changes to language changes to 3.11 to include "residential" before screening.
- Lane asks how nonconforming lots can be developed when a structure is destroyed. Bollinger states the Town has an inconsistency in its current language that will need to be addressed.
- Ames asks that 3.4.1.1 get a title named "Shorelands Protection Overlay District – Nonconforming Lot" to maintain title consistency.
- Ames suggests grammatical fixes to 3.4.2.1 – changing "are" to "is".
- Bollinger reiterates that all changes are open for discussion ang gives reasoning for the current layout, focusing on accessory uses.
- Goodale speaks on the use table in Section 4.8 and suggests changes to how the use categories are presented for clarity. Bollinger and the Board agreed
- The Board discusses section 4. S.Self proposes to make home-based business and home occupation easier to find in tables. The Board discusses separating them out into their own sections (4.8, table of uses would be moved to 4.9).
- Ames suggests moving small residential storage sheds to their own section due to the high volume of public inquiries. Paquette states he struggles with the suggestion because the section is very small. Bollinger goes over where it currently is in the reorganized document. Bollinger goes over ways to make it stand out more.
- Scalera suggests listing uses as alphabetical. The use tables get more chaotic as you move into commercial/business/industrial uses. This should be cleaned up once uses are consolidated.

- Bollinger starts to discuss recommend amendment language. She recommends that all amendment language history, with distinct exceptions for amendments that coincide with dates (ADU), be moved out of the ordinance and kept in a separate document. This language would live in an annex.
- The Board agrees that map history should stay in ordinance**,** at the back.
- The Board discusses amendment language and how it could be moved to a separate document.
- The Board discusses definitions and how they should be consolidated and timeline for doing so.
- Paquette speaks about sending additional documentation to the Board after the meeting.

OTHER BUSINESS:

- Lane asks about ZOOM attendance and how a virtual participant can ask questions. Paquette states that meetings are broadcast on Facebook and YouTube. Online participants are encouraged to send questions to the Town Planner ahead of time or attend the meeting in person.

ADJOURNMENT

A motion to adjourn was made by Scalera. There was a second to the motion by B. Self with no further discussion. All were in favor and the m*otion passed.* Adjournment occurred at 7:47pm.

Next Meeting: September 10, 2026

Respectfully Submitted,

Adam Paquette, Town Planner

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: September 3, 2026

RE: PB 26-013– Site Plan Review – 93 Monadnock Hwy – Tax Map 103 Lot 63

Overview:

Aolin Properties has submitted a site plan application to permit two existing storage containers, totaling 800 square feet, on the southwestern side of the property located at 93 Monadnock Highway (Tax Map 103, Lot 63) in the Business District. This application is being reviewed as part of ongoing code enforcement action to bring the property into compliance.

Property & Zoning Details:

Location: West side of NH Route 12, directly across from entrance to Rust Way.
Parcel ID: Tax Map 103, Lot 63.
Acreage: ±2.6 acres.
Frontage: ±220 feet of road frontage along NH Route 12.
Site Access: Existing curb cut off NH Route 12.
Zoning Districts: Business District (primary); Wetlands Conservation District (portions).
Water & Septic: Town water; septic on site.

The subject property currently accommodates a 3,480 square footage building which houses Homestead Covered Bridge Kitchens & Designs and Da Brothers Contractors LLC. The square footage of the proposed structures is 800 square feet.

Environmental Review:

The site's wetland configurations are delineated in the figure below:



The proposed construction is outside of wetland areas and any buffer zones.

Ordinance Review

Business District requirements are met with this application, as it serves as an accessory to the primary use.

Site Plan Review Regulations – Staff Comments:

Section VII, Site Plan Review Procedures

The applicant provided a one-page site plan showing the structures in their existing location on the lot. There is a general note on the site plan that states the following:

GENERAL NOTE: DO NOT SCALE DRAWINGS. Use written dimensions only. Drawings may not reproduce at the indicated scale due to printing or electronic transmission.
This an overlay drawing of original site plan.
Not all objects other than building are verified.

Staff have the following comments regarding this note, and the scale in general:

1. The site plan does not comply with the submission checklist or Site Plan Review Regulations regarding scaling. The checklist requires both a written and graphic scale of 1" = 30', and no waivers were requested. Currently, the plan lists a written scale of 1" = 10' and completely omits the required graphic scale. To ensure the lot's existing and proposed configurations are accurately represented, the entire plan set must be updated to a single, consistent scale. If the new scale deviates from 1" = 30', a waiver must be requested.

Because the storage boxes are already on-site and represent a minor expansion to an existing business, staff has no immediate concerns. The placement will not obstruct parking, loading zones, or travel lanes, and its location at the rear of the property shields the boxes from NH Route 12. Following Planning Board review, the applicant is still required to obtain a building permit.

Legal Notices and Department Head Review:

Notice of the public hearing was mailed to abutting property owners on August 27. 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 September 5.

Staff Comments:

1. The site plan does not comply with the submission checklist or Site Plan Review Regulations regarding scaling. The checklist requires both a written and graphic scale of 1" = 30', and no waivers were requested. Currently, the plan lists a written scale of 1" = 10' and completely omits the required graphic scale. To ensure the lot's existing and proposed configurations are accurately represented, the entire plan set must be updated to a single, consistent scale. If the new scale deviates from 1" = 30', a waiver must be requested.

Attachments:

a. Site Plan Review Application
b. Tax Map

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 David Lang
93 Monadnock Hwy Swanzey NH 03446
Preferred Telephone: 603-355-8800 Email: dan@dabrothers.com

2. Name and address of applicant (if different):

Preferred Telephone: Email:

3. Name and address of surveyor or other professional whose name and seal appear on the plat:
Buddy Champney
Preferred Telephone: 603-355-8800 Email: achampney@dabrothers.com

4. Street Address of Proposed Project: 93 Monadnock Hwy

5. Zoning District(s): Tax Map# 103 Lot#(s) 63

6. Proposed Permitted Use (Per Zoning):

7. Project Name: Da Brothers Storage

8. Area of Lot in Square Feet and Acres: 116305.2 2.66 Acres

9. Traffic Volume on Adjacent Major Streets:

10. Projected Number of Vehicle Movements On and Off the Property Per Day: 20 Per Day

11. Gross Floor Area of Existing Buildings (Square Feet): 3,480

12. Gross Floor Area of Additions (Square Feet): 800 Conex only

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

14. Total Number of Employees: 11

15. Hours of Operation: 7-4 Mon - Fri.

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.

7/13/24 _____
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. The Swanzey Planning Board and its agents will provide the applicant with at least three days' notice prior to accessing the property.

7/13/24 _____
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:_____

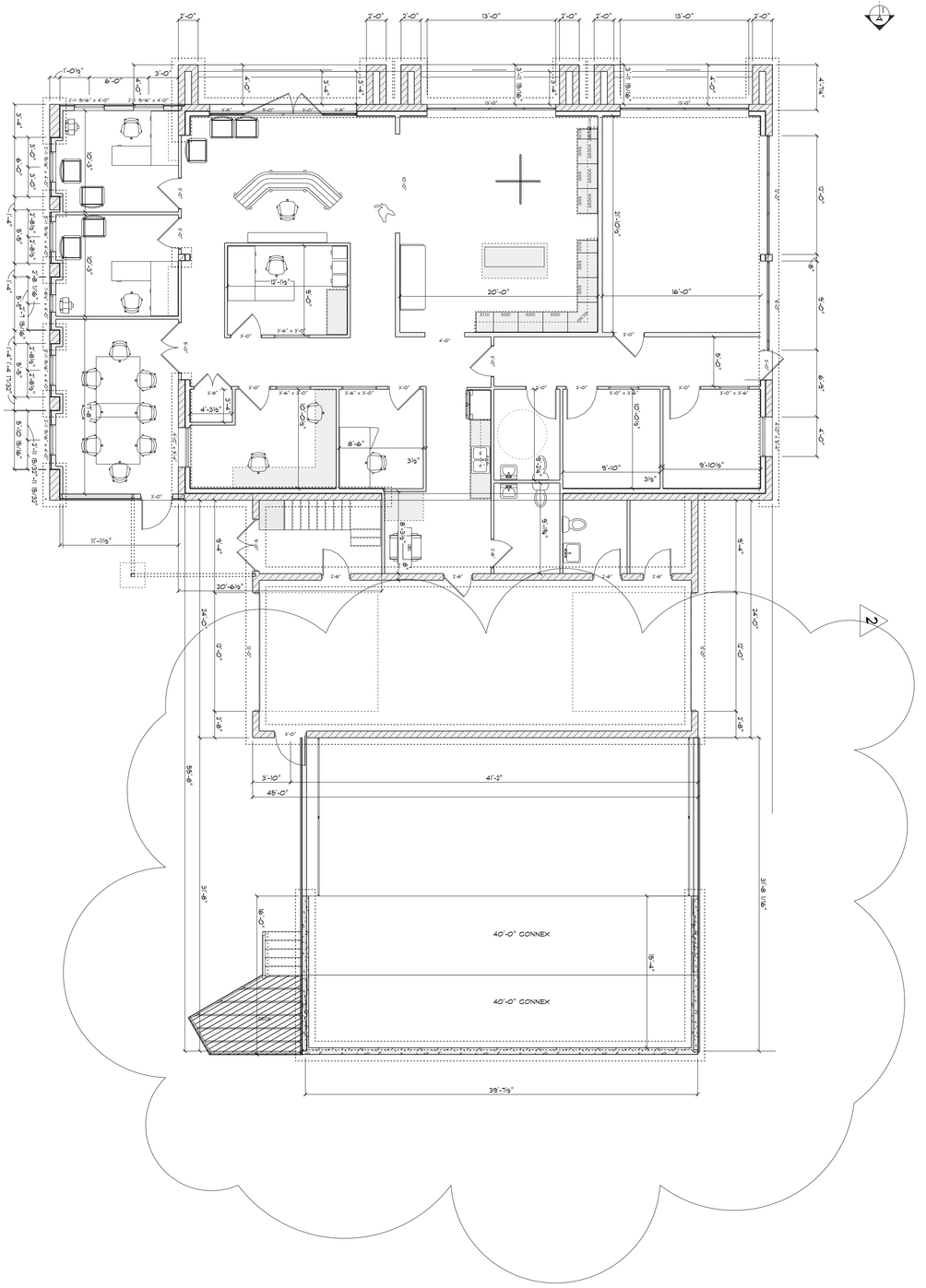
PLAT SUBMISSION CHECKLIST

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.	☒	☐	
2.	Tax map and lot number.	☒	☐	
3.	North arrow, written and graphic scale of 1" = 30'.	☒	☐	
4.	Name and address of plat preparer.	☒	☐	
5.	Vicinity sketch.	☒	☐	
6.	Names and addresses of all abutting landowners.	☐	☐	
7.	Physical features and uses of land within 200 feet of the site.	☐	☐	
8.	Perimeter boundary lines and the lot area is square feet and acres.	☒	☐	
9.	The shape, size, height, location and use of existing structures on the site, and those that are proposed.	☒	☐	
10.	Location, name and widths of any existing and proposed roads on the property.	☐	☒	
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.	☒	☐	
12.	Location and number of parking and loading spaces.	☒	☐	
13.	Landscape Plan.	☐	☒	
14.	Location, type and nature of all existing and proposed lighting.	☒	☐	
15.	Natural features such as waterbodies, ledge outcropping, wetlands, etc.	☒	☐	
16.	Existing and proposed grades and topographic contours at 5-foot intervals.	☒	☐	
17.	The size and accurate location of all existing and proposed water mains, culverts, fire hydrants and fire ponds.	☒	☐	
18.	Means of providing water supply.	☐	☒	
19.	Surface drainage patterns.	☒	☐	
20.	Copy of certification by a licensed septic designer that the existing system is sufficient for existing and proposed use.	☐	☒	No change
21.	Location and type of proposed sewage disposal system.	☒	☐	
22.	Location of existing and proposed on-site well showing 75-foot radius.	☐	☒	Town water
23.	Soil survey data from Cheshire County Soil Survey.		☒	
24.	Location of any existing or proposed easements, deed restrictions and/or covenants.	☐	☒	
25.	Architectural Plans.	☒	☐	

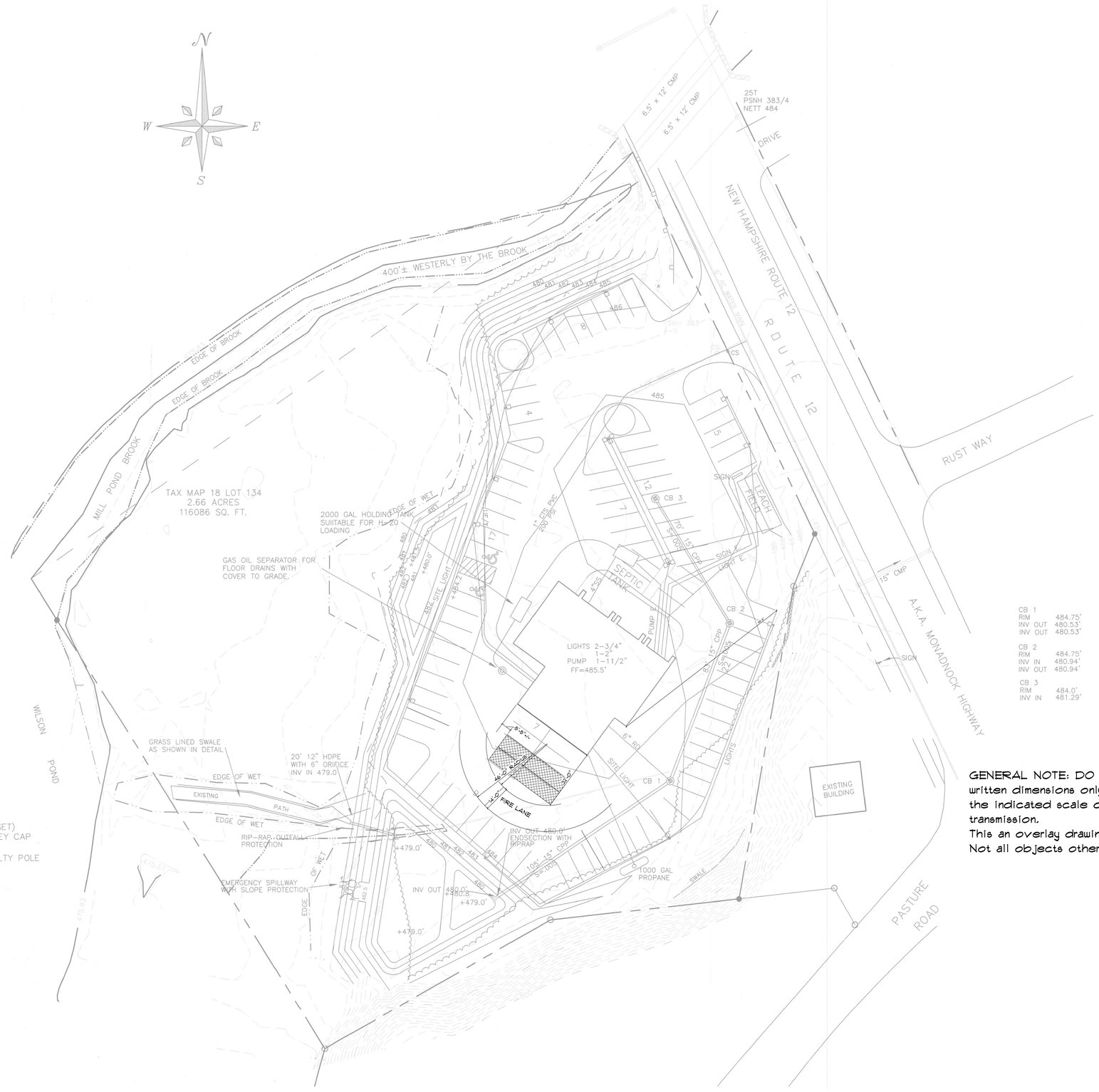
MAIN 9.19.2024 OPTION 1.1

SCALE: 1" = 5'-0"



93 Monadnock Highway PHONE: FAX: MOBILE:	DA BROTHERS CONTRACTORS, LLC		Da Brothers Contractors LLC. 93 Monadnock Hwy. North Swanzey New Hampshire 03431 PHONE:(603) 355-8800 MOBILE:(603) 209-1330 achampney@dabrothers.com	SCALE: 1" = 5'-0" DRAWN BY: A. Champney DATE: Wednesday, July 15, 2026	A 1 1 SECTION LETTER / PAGE NUMBERS	APPROVED: CHECKED BY:	PAGE: 1/3 A1

Page 3 of 3



LEGEND

- IRON PIPE (FOUND)
- FENCE
- STONE WALL
- UTILITY POLE
- WELL
- PROPERTY LINE
- FLAG POLE
- LIGHT POST
- EDGE OF WET
- BROOK
- 5/8" DIA. REBAR (SET) WITH ORANGE SURVEY CAP
- YEW BUSH
- YARD LIGHT ON UTILITY POLE

GENERAL NOTES

1. THE RIGHT-OF-WAY ALONG NEW HAMPSHIRE ROUTE 12 WAS DETERMINED BY HOLDING THE CENTERLINE AND ESTABLISHING A 60' WIDE RIGHT-OF-WAY AS IS SHOWN ON "N.H. PROJECT NO. P-1026" ON FILE AT N.H. DEPARTMENT OF TRANSPORTATION DISTRICT NUMBER 4.
2. THE LOCATION OF THE SIDEWALK IS FROM ARIAL MAPPING AND NOT FROM ACTUAL FIELD LOCATION DUE TO SNOW COVER.
3. DATUM ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
4. THE WETLANDS SHOWN HERON WERE DELINIATED BY TOM FOREST, WETLAND SCIENTIST.
5. CONTRACTOR TO NOTIFY "DIG SAFE" AT 1-888-344-7233 A MIN. OF 72 HOURS PRIOR TO THE START OF EXCAVATION.
6. THIS PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN FOR THE TOWN OF SWANZEY.
7. A WETLAND PERMIT IS REQUIRED FROM THE STATE OF NH DEPT. OF ENVIRONMENTAL SERVICES FOR IMPACT TO ANY WETLAND AREAS. CONTRACTOR SHALL POST A COPY OF THE PERMIT ON SITE.
8. DOMINANT SOIL TYPE ON SITE IS 4 – PODTATUCK FINE SANDY LOAM
9. SEE STATE APPROVED SEPTIC SYSTEM DESIGN BY TOM FOREST FOR DETAILS OF SEPTIC SYSTEM.

CB 1
RIM 484.75'
INV OUT 480.53'
INV OUT 480.53'

CB 2
RIM 484.75'
INV IN 480.94'
INV OUT 480.94'

CB 3
RIM 484.0'
INV IN 481.29'

GENERAL NOTE: DO NOT SCALE DRAWINGS. Use written dimensions only. Drawings may not reproduce at the indicated scale due to printing or electronic transmission.
This an overlay drawing of original site plan.
Not all objects other than building are verified.

PLOT 93
SCALE: 1" = 10'-0"

PAGE: 2/3
A1.1

APPROVED:
CHECKED BY:

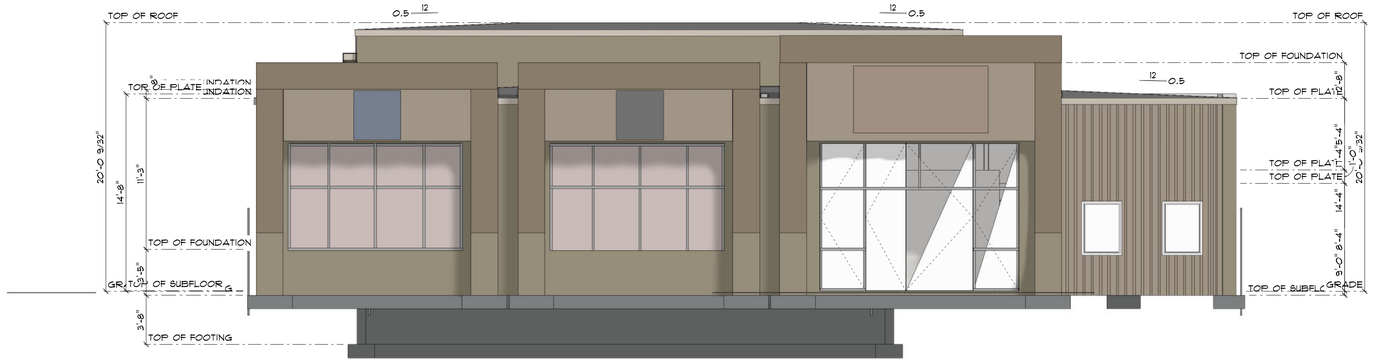
SECTION LETTER A
PAGE NUMBERS 1

SCALE: 1" = 10'-0"
DRAWN BY: A. Champney
DATE: Wednesday, July 15, 2026

Da Brothers Contractors LLC.
93 Monadnock Hwy.
North Swanzey
New Hampshire
03431
PHONE:(603) 355-8800
MOBILE:(603) 209-1330
achampney@dabrothers.com

DA BROTHERS CONTRACTORS LLC

93 Monadnock Highway
PHONE:
FAX:
MOBILE:



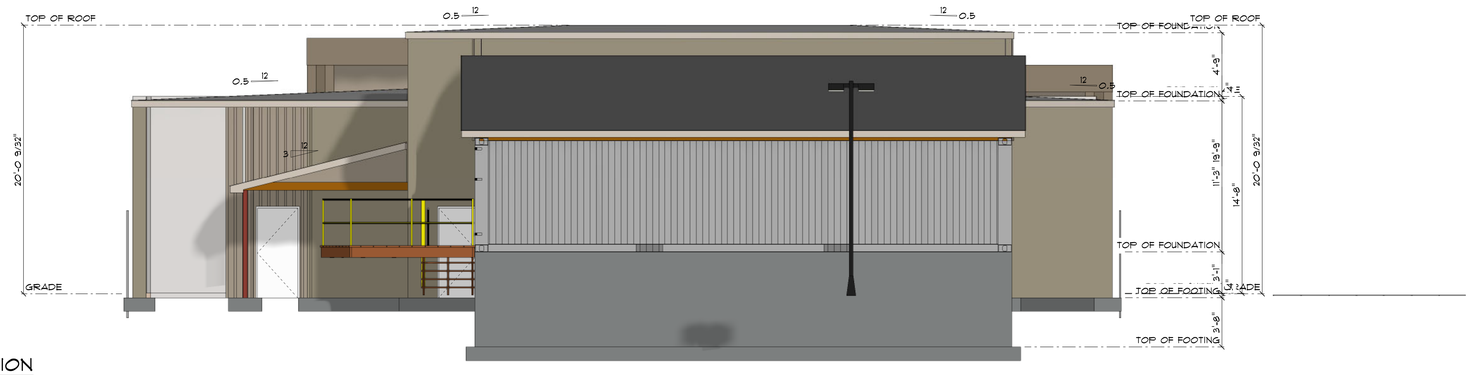
EAST ELEVATION

SCALE: 1/4" = 1'-0"



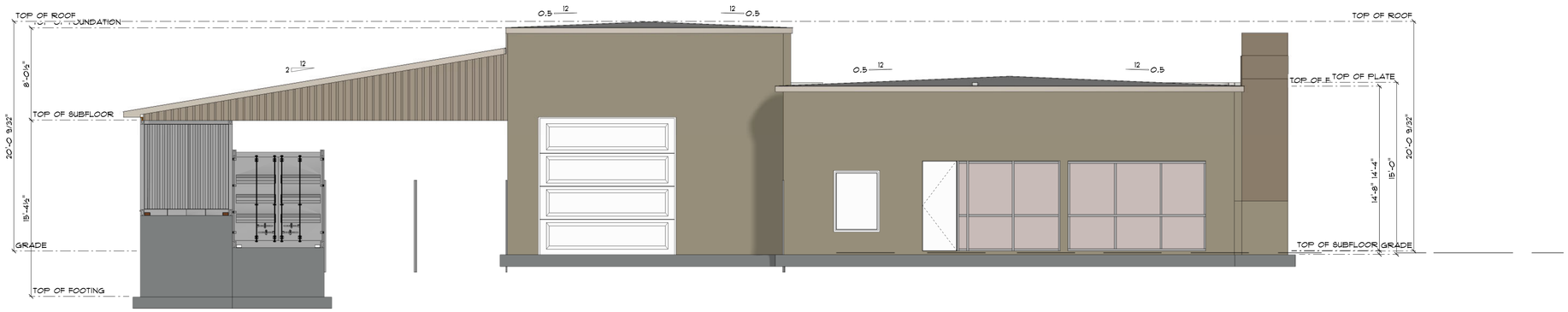
NORTH ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

Da Brothers Contractors LLC.
93 Monadnock Hwy.
North Swanzey
New Hampshire
03431
PHONE:(603) 355-8800
MOBILE:(603) 209-1330
achampney@dabrothers.com

SCALE: 1/4" = 1'-0"
DRAWN BY: A. Champney
DATE: Wednesday, July 15, 2026

SECTION LETTER A
PAGE NUMBERS 1

APPROVED:
CHECKED BY:

PAGE: 3/3

E1

93 Monadnock Highway

PHONE:
FAX:
MOBILE:

100 feet Abutters List Report

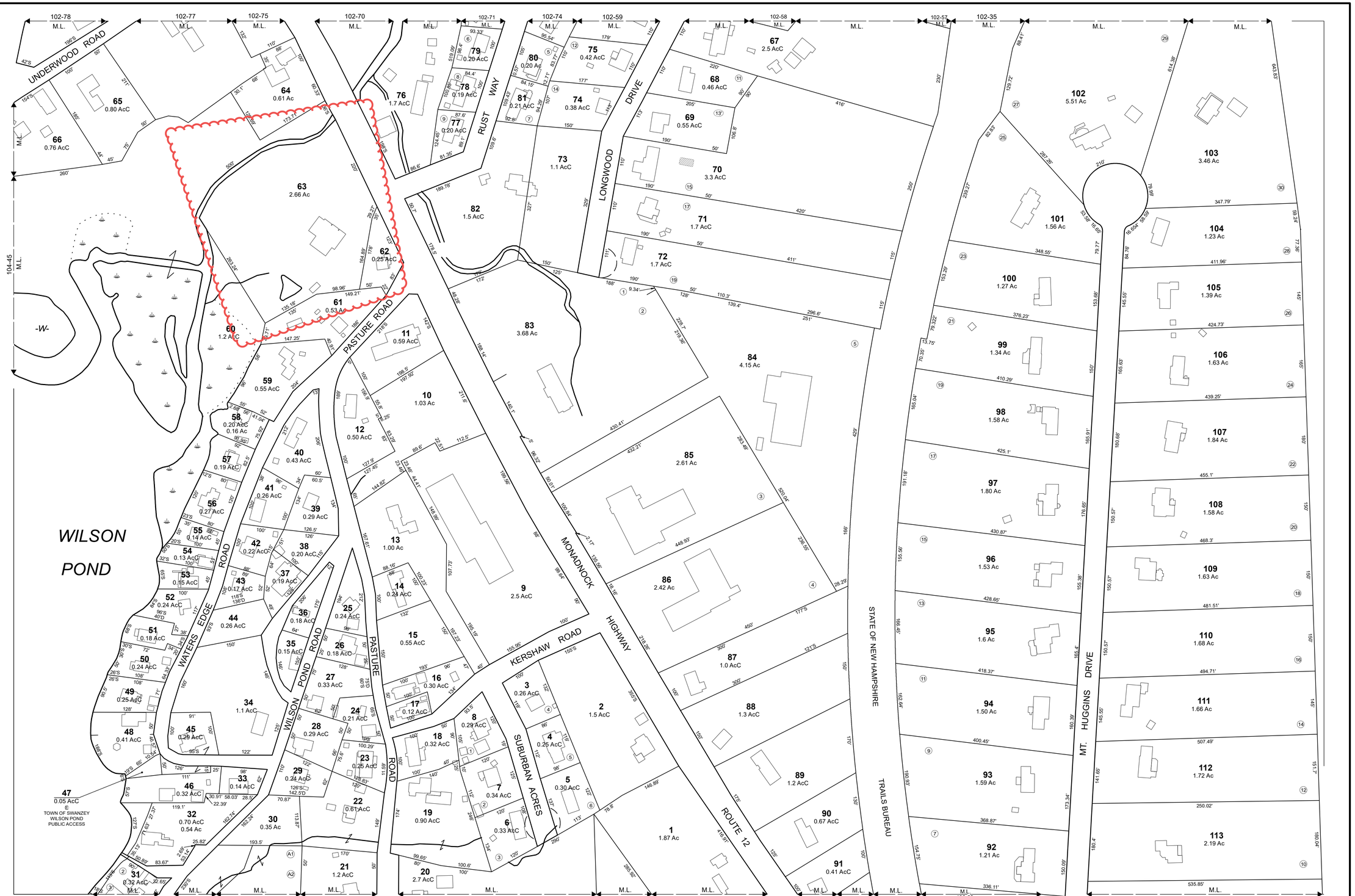
Swanzey, NH
August 27, 2026

Subject Property:

Parcel Number:	103-063-000	Mailing Address:	AOLIN PROPERTIES LLC
CAMA Number:	103-063-000-000		PO BOX 429
Property Address:	93 MONADNOCK HWY		KEENE, NH 03431

Abutters:

Parcel Number:	102-070-000	Mailing Address:	SAM'S OUTDOOR OUTFITTERS INC
CAMA Number:	102-070-000-000		74 MONADNOCK HIGHWAY
Property Address:	74 MONADNOCK HWY		NORTH SWANZEY, NH 03431
Parcel Number:	103-059-000	Mailing Address:	BARRETT, DAVID L
CAMA Number:	103-059-000-000		9 PASTURE RD
Property Address:	9 PASTURE RD		NORTH SWANZEY, NH 03431
Parcel Number:	103-061-000	Mailing Address:	DELISLE, MICHAEL E
CAMA Number:	103-061-000-000		5 PASTURE RD
Property Address:	5 PASTURE RD		NORTH SWANZEY, NH 03431
Parcel Number:	103-062-000	Mailing Address:	NELSON, ANDREW O
CAMA Number:	103-062-000-000		5 WINDSOR RD
Property Address:	103 MONADNOCK HWY		BOW, NH 03304
Parcel Number:	103-063-000	Mailing Address:	AOLIN PROPERTIES LLC
CAMA Number:	103-063-000-000		PO BOX 429
Property Address:	93 MONADNOCK HWY		KEENE, NH 03431
Parcel Number:	103-064-000	Mailing Address:	D&L REALTY LLC
CAMA Number:	103-064-000-000		PO BOX 320
Property Address:	85 MONADNOCK HWY		KEENE, NH 03431
Parcel Number:	103-076-000	Mailing Address:	TOUSLEY, TOBY D
CAMA Number:	103-076-000-000		PO BOX 626
Property Address:	90 MONADNOCK HWY		KEENE, NH 03431
Parcel Number:	103-082-000	Mailing Address:	PARENTEAU, ALEX J
CAMA Number:	103-082-000-000		5 CARLIS WAY
Property Address:	102 MONADNOCK HWY		PLAISTOW, NH 03865
Parcel Number:	104-045-000	Mailing Address:	SCALERA, MARK D & VICTORIA A
CAMA Number:	104-045-000-000		33 LAKE ST
Property Address:	33 LAKE ST		N. SWANZEY, NH 03431



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.cai-tech.com

LEGEND

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

SCALE: 1" = 100'

FEET 100 50 0 100 200 300

METERS 25 12.5 0 25 50 75

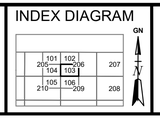
REVISED TO: APRIL 1, 2023

PROPERTY MAPS

SWANZEY

NEW HAMPSHIRE

INDEX DIAGRAM



MAP NO. 103

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: September 3, 2026

RE: Planning Board #26-014 – Boundary Line Adjustment – Map 261 Lot 40 & 41

Proposal:

This application has been submitted by Cardinal Surveying and Land Planning for properties identified as Tax Map 261, Lots 40 and 41. The subject parcels are owned by David and Bonnie Abrams and are located within the Rural/Agricultural District on the north side of Westbrook Court, east of NH Route 32.

Legal Notices:

The required notice was posted in three public places and on the Town's website on August 27, 2026. Certified letters were sent to abutting property owners on the same day. The legal notice appeared in the *Keene Sentinel* on Saturday, September 5, 2026. Per the Subdivision Regulations:

> No public hearing is required for minor lot line adjustments or boundary agreements which do not create buildable lots, except that notice to abutters shall be given prior to approval of the application in accordance with RSA and any abutter may be heard on the application upon request.

Regional Impact

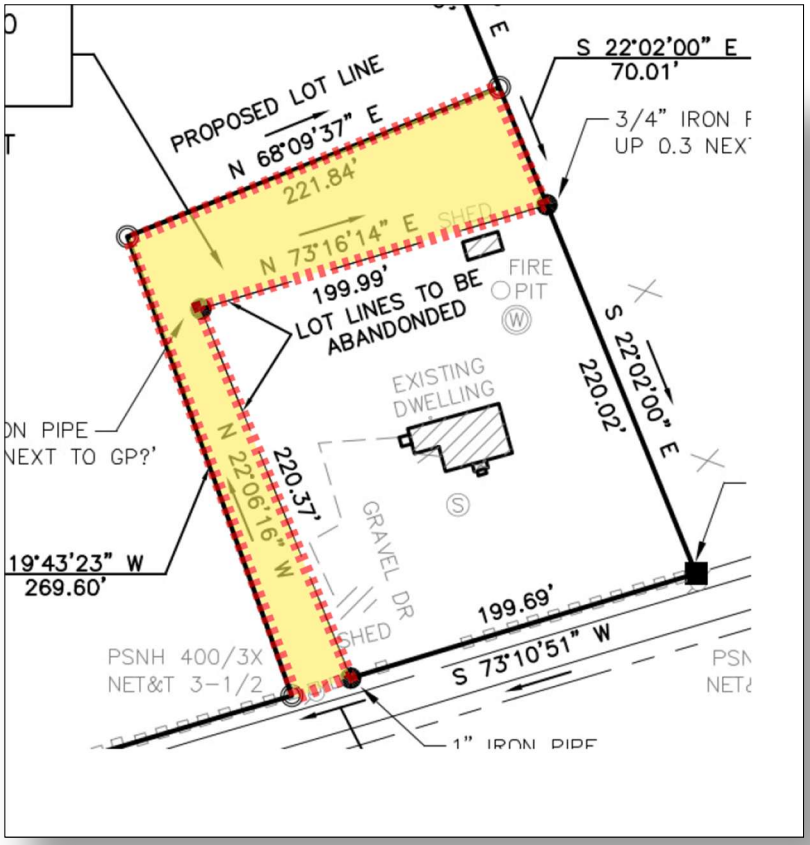
Staff have evaluated the proposal and find that it does not have the potential for "regional impact" under RSA 36:55, but the Board must make the final determination.

Applicable Ordinances and Regulations:

The applicant proposes adjusting the shared lot line between Lots 40 and 41. The required lot size for the rural/agricultural district is 3 acres, and the required frontage is 225' off a town or state-maintained road.

Table 1. Area of Land and Length of Frontage

	261-40 (existing)	261-40 (proposed)	261-41 (existing)	261-41 (proposed)
Area	34.82 Acres	34.36 acres	1 Acre	1.46 Acres
Area Change	- 0.46 Acres		+ 0.46 Acres	
Frontage	±500’	±468’	±200’	±232’
Frontage Change	- 32’		+ 32’	



Staff Review and Recommendation

No concerns have been provided by Department Heads at this time. Based on its review, staff believe the Boundary Line application is complete.

Attachments

A. Application
B. Boundary Line Adjustment Plans
C. Tax Map

APPLICATION FOR BOUNDARY LINE ADJUSTMENT
TOWN OF SWANZEY (REV. 4/99)

(Note: This form and all required information must be filed at least 21 days before the date of the meeting at which it is to be submitted to the Planning Board. Filing is to be done at Planning Office, Swanzey Town Hall, or by mail to PO Box 10009, Swanzey, NH 03446)

Date Received Stamp

Name, mailing address & telephone # of Applicant
Cardinal Surveying & Land Planning, Wendy Pelletier, PO BOX 160, Sullivan NH 03445, 6032091989

Name, mailing address & telephone # of owner of record, if other than Applicant
David & Bonnie Abrams, PO Box 10453, Swanzey NH 03446, 6033573219

Name, mailing address & telephone # of other party to boundary line adjustment
Same owner, David & Bonnie Abrams, PO Box 10453, Swanzey NH 03446, 6033573219

Street address of properties involved
25 Westbrook Ct, Swanzey NH 03446

Tax Map and Lot # of parcels to be adjusted	**Zoning District**
Map 261, lots 40 & 40	Rural/Agriculture

Name, mailing address & telephone # of surveyor
Cardinal Surveying & Land Planning, Wendy Pelletier, PO BOX 160, Sullivan NH 03445, 6032091989

Abutters: Attach a separate sheet listing Town of Swanzey Tax Map & lot #, name and mailing 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 five (5) days prior to the submission of this application

Fees: Applicant will be billed prior to hearing. THE APPLICATION WILL NOT BE CONSIDERED BY THE PLANNING BOARD UNTIL SUCH TIME AS ALL FEES ARE PAID.

Fee Schedule:

Application Fee - $30.00
Notice Fee - Current Fee for Certified Mail (return receipt)
Recording Fees – Current rates for Cheshire County Registry of Deeds

APPLICATION FOR BOUNDARY LINE ADJUSTMENT – PAGE TWO
TOWN OF SWANZEY (REV. 4/99)

I/We hereby authorize the Swanzey Planning Board and its agents to access my land for the purpose of reviewing this boundary line adjustment and any other inspections deemed necessary by the Board or its agents to ensure conformance.

Further, I/We certify 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 boundary line adjustment of this property shall be borne by the Applicant(s) and/or Owner(s).

Signatures of Owners of Properties Involved

Date: 7/22/26 David M. Abrams

Date: 7/22/26 Bonnie J Abrams

FOR PLANNING BOARD USE ONLY
Comments:

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

Date: _____

_____ _____

Chair **Secretary**

Surveyor/Applicant
Wendy Pelletier
Cardinal Surveying & Land Planning
PO Box 160
SULLIVAN, NH 03445

254-020-000
HAMILTON 2018 REV TRUST, MARY
MARY C HAMILTON, TRUSTEE
27 BELMONT AVE
KEENE, NH 03431

260-002-000
TOLMAN, LINDSEY G
85 WESTBROOK CT
SWANZEY, NH 03446

261-032-000
ZIPPS, BRIAN W
44 WESTBROOK CT
SWANZEY, NH 03446

261-038-000
WALTERS REV TRUST, MICHELLE R
WALTERS TRUSTEE, MICHELLE R T
71 WESTBROOK CT
SWANZEY, NH 03446

261-040-000 & 261-041-000
ABRAMS, DAVID M & BONNIE J
PO BOX 10453
SWANZEY, NH 03446

254-027-000
BAUCKMAN, RICHARD R
64 WARMAC RD
SWANZEY, NH 03446

260-011-000
CHAMBERLAIN TIMBERLANDS LLC
3 SUNNYBROOK DR
DOVER, NH 03820

261-033-000
BALLAS, CHRISTOPHER & DIMITY K
58 WESTBROOK CT
SWANZEY, NH 03446

261-039-000
WRIGHT, DAVID C/PATRICIA A
51 WESTBROOK CT
SWANZEY, NH 03446

254-019-000
GORDON, JENNY R
5 WESTBROOK CT
SWANZEY, NH 03446

254-028-000
LIPPINCOTT, KRISTEN
PO BOX 10399
SWANZEY, NH 03446

261-031-000
ROBARGE, DYLAN M
GORDON, KELLIE E
1393 OLD HOMESTEAD HWY
SWANZEY, NH 03446

261-034-000
JOSLYN, ANGELLA & CLINT JR
78 WESTBROOK CT
SWANZEY, NH 03446



MAGNETIC JUNE 2026

MAP 254–028–000
KRISTEN LIPPINCOTT
PO BOX 10399
SWANZEY, NH 03446
VOL 2905 PG 383

MAP 254–027–000
RICHARD R BAUCKMAN
64 WARMAC RD
SWANZEY, NH 03446
VOL 2533 PG 104

MAP 254–020–000
MARY HAMILTON 2018 REV TRUST
MARY C HAMILTON, TRUSTEE
27 BELMONT AVENUE
KEENE, NH 03431
VOL 3038 PG 287

MAP 254–019–000
JENNY R GORDON
5 WESTBROOK COURT
SWANZEY, NH 03446
VOL 1981 PG 275

MAP 260–011–000
CHAMBERLAIN TIMBERLANDS LLC
3 SUNNYBROOK DRIVE
DOVER, NH 03820
VOL 2824 PG 673

MAP 261–040–000
34.36 ACRES
AFTER ADJUSTMENT

MAP 261–041–000
63,645 SF
1.46 ACRES
AFTER ADJUSTMENT

MAP 261–039–000
DAVID C & PATRICIA A WRIGHT
51 WESTBROOK COURT
SWANZEY, NH 03446
VOL 2715 PG 906

MAP 261–031–000
DYLAN M ROBARGE
KELLIE E GORDON
1393 OLD HOMESTEAD HIGHWAY
SWANZEY, NH 03446
VOL 3259 PG 595

MAP 261–032–000
BRIAN W ZIPPS
44 WESTBROOK COURT
SWANZEY, NH 03446
VOL 2762 PG 848

MAP 261–033–000
CHRISTOPHER & DIMITY K BALLAS
58 WESTBROOK COURT
SWANZEY, NH 03446
VOL 1197 PG 666

MAP 261–034–000
ANGELLA & CLINT JOSYLN JR
78 WESTBROOK COURT
SWANZEY, NH 03446
VOL 2200 PG 001

MAP 261–038–000
MICHELLE R WALTERS REV TRUST
MICHELLE E T WALTERS, TRUSTEE
71 WESTBROOK COURT
SWANZEY, NH 03446
VOL 2864 PG 403

S 69°13'39" E
643.00'

S 66°58'39" E
319.00'

S 66°58'39" E
106.00'

S 14°46'21" W
305.00'

S 17°38'39" E
155.69'

S 22°02'00" E
142.06'

S 22°02'00" E
70.01'

3/4" IRON PIPE
UP 0.3 NEXT TO GP?'

PROPOSED LOT LINE
N 68°09'37" E
221.84'

N 73°16'14" E
199.99'
LOT LINES TO BE ABANDONDED

3/4" IRON PIPE
UP 0.3 NEXT TO GP?'

N 22°06'16" W
220.37'

S 22°02'00" E
220.02'

8"X8" GRANITE BOUND
UP 4.0'

N 19°43'23" W
269.60'

199.69'

S 73°10'51" W

PSNH 400/3X
NET&T 3-1/2

PSNH 400/3
NET&T 2-1/2

1" IRON PIPE
UP 1.0', PAINTED RED

S 73°26'59" W
34.00'

3'X3' CONC PAD W/
3" HOLE, PIPE BELOW,
FLUSH

N 20°31'21" E
1540.34'

S 66°01'21" W
505.00'

N 14°33'51" W
261.62'

4"X6" GRANITE BOUND
UP 4.0'

PSNH 400/5
NET&T 231/5

STONE POSTS (TYP)

PSNH 400/4
NET&T 4

464.65'

S 73°26'59" W

S 77°16'27" W
35.42'

S 14°13'39" E
282.00'

N 65°58'39" W
552.22'

WESTBROOK COURT

SHED

FIRE PIT

EXISTING DWELLING

GRAVEL DR

SHED

LEGEND

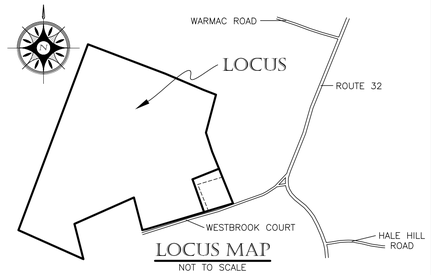
- PIPE FOUND
- MONUMENT FOUND
- REBAR SET
- UTILITY POLE
- WELL
- SEWER MANHOLE
- BARBED WIRE FENCE
- APPROXIMATE ABUTTER LINE
- BUILDING SETBACK LINE

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)

1 inch = 100 ft.



LOCUS MAP
NOT TO SCALE

NOTES

1. THE PURPOSE OF THIS PLAN IS TO ADJUST THE BOUNDARY LINE BETWEEN MAP 261–040–000 AND MAP 261–041–000.
2. OWNERS OF RECORD:
   MAP 261–040–000 & MAP 261–041–000
   DAVID M & BONNIE J ABRAMS
   PO BOX 10453
   SWANZEY, NH 03446
   VOLUME 1111 PAGE 165
3. AREA OF MAP 261–041–000: EXISTING 43,816 SF OR 1.01 ACRES
   MAP 261–040–000: EXISTING 34.82 ACRES.
4. MAP AND LOT NUMBERS REFER TO THE TOWN OF SWANZEY TAX MAPS.
5. CURRENT ZONING: RURAL/AGRICULTURAL DISTRICT

   MIN. LOT AREA – 3 ACRES
   MIN. FRONTAGE – 225 FEET

   BUILDING SETBACKS:
   FRONT – 30 FEET
   SIDE – 20 FEET
   REAR – 20 FEET

   NO JURISDICTIONAL WETLANDS WERE OBSERVED.
6. MAP 261–040–000 AND MAP 261–041–000 ARE NOT WITHIN THE 100 YEAR FLOOD PLAIN.

DISCLAIMERS

1. THE PARCEL MAY BE SUBJECT TO OTHER EASEMENTS AS THEY EXIST OF RECORD OR IN FACT. CARDINAL SURVEYING AND LAND PLANNING DOES NOT INTEND OR REPRESENT THAT ALL RIGHTS AND EASEMENTS AFFECTING THE SUBJECT PROPERTY ARE SHOWN. A SPECIFIC TITLE EXAMINATION IS SUGGESTED TO DETERMINE THE NATURE AND EXTENT OF RIGHTS AND EASEMENTS AFFECTING THE SUBJECT PROPERTY.
2. THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. CARDINAL SURVEYING & LAND PLANNING MAKES NO CLAIMS TO THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN. FIELD VERIFICATION IS REQUIRED PRIOR TO ANY EXCAVATION ON THE SITE.
3. MAGNETIC BEARINGS SHOWN HEREON ARE BASED ON A COMPASS OBSERVATION TAKEN IN JUNE, 2026 AND ARE FOR REFERENCE ONLY AND SERVE TO PROVIDE AN ANGULAR RELATIONSHIP BETWEEN LINES. VARIATIONS IN MAGNETIC BEARINGS MAY BE AFFECTED BY A CONSTANTLY CHANGING MAGNETIC DECLINATION AND LOCAL ATTRACTION.
4. CARDINAL SURVEYING & LAND PLANNING IS NOT RESPONSIBLE FOR PROPERTY DESCRIPTIONS PREPARED BY OTHER PERSONS FOR CONVEYANCE OF THE PROPERTY SHOWN HEREON.

REFERENCE PLANS

1. "PLAT OF DAVID M. + BONNIE J. ABRAMS SUBDIVISION, WESTBROOK COURT, SWANZEY, N.H."; PREPARED BY THOMAS W FLAVIN JR; DATED SEPT. 11, 1986; SCALE 1"=30'; RECORDED IN PLAN BOOK 54 PAGE 54.

_____, 2026

APPROVED AS A BOUNDARY LINE ADJUSTMENT

IN ACCORDANCE WITH THE PROVISIONS OF RSA 674.

THE TOWN OF SWANZEY PLANNING BOARD

BY_____, CHAIRMAN

_____

SURVEYOR'S CERTIFICATION

THIS SURVEY IS THE RESULT OF A RANDOM TRAVERSE USING AN ELECTRONIC TOTAL STATION AND MEETS THE MINIMUM REQUIREMENTS OF AN URBAN SURVEY AS SPECIFIED IN NH LAN TABLE 500.1.

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO ALL APPLICABLE LOCAL ZONING ORDINANCES AND RULES.



SUBMITTED FOR APPROVAL

BOUNDARY LINE ADJUSTMENT

MAP 261-040-000 & 261-041-000
25 WESTBROOK COURT
SWANZEY, NH 03446

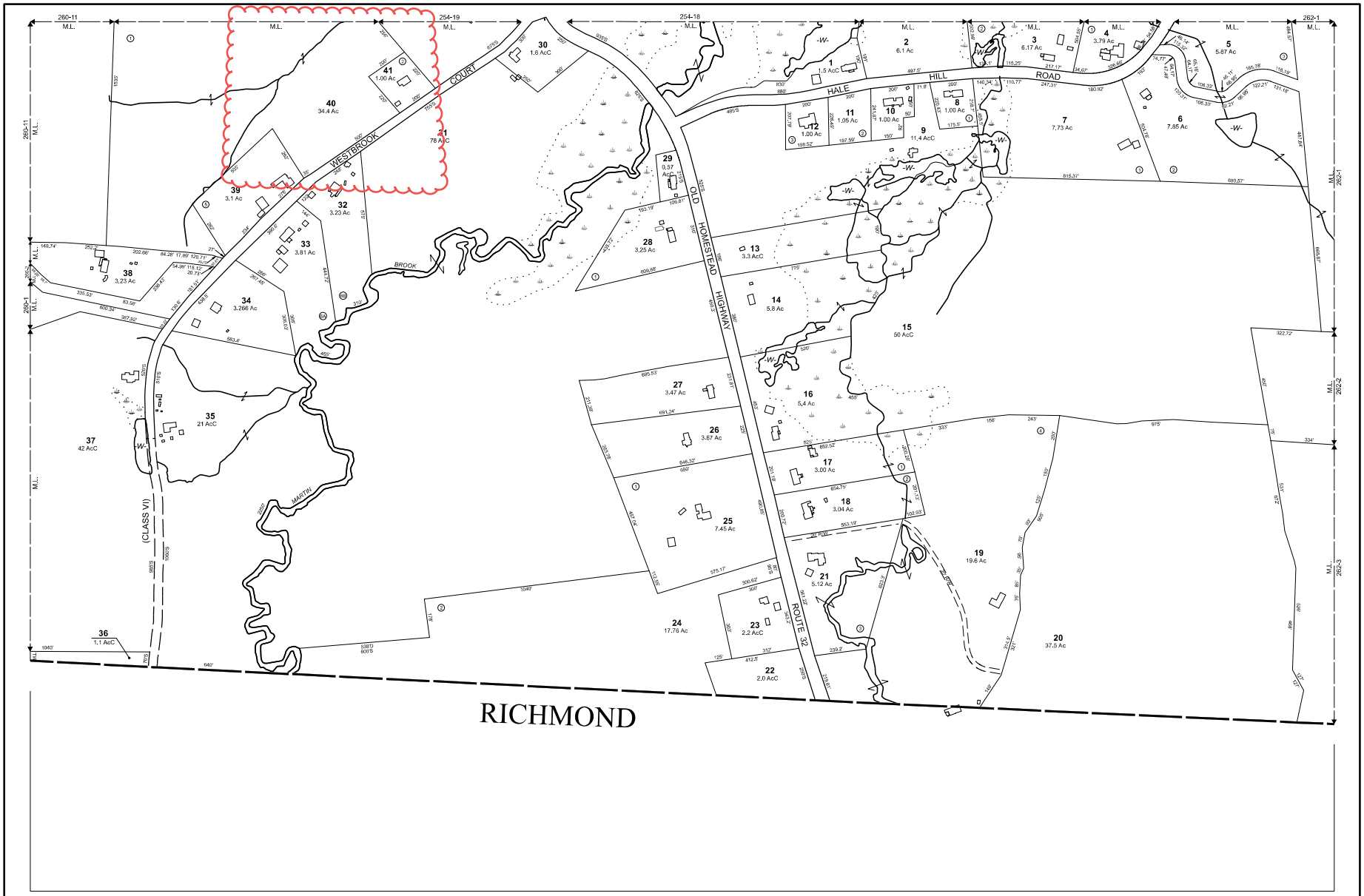
PREPARED FOR

DAVID & BONNIE ABRAMS

CARDINAL SURVEYING & LAND PLANNING
PO Box 160
Sullivan, New Hampshire 03445
Tel. (603) 209-1989

SCALE: 1"= 100' DATE: AUG 5, 2026 SHT 1/1

JOB NO: 994 SURVEY DATE: 06-26 FB: 13/3



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 66W
COMMON OWNERSHIP
WETLANDS

SCALE: 1" = 200'

FEET 200 100 0 200 400 600

METERS 50 25 0 50 100 150

REVISED TO: APRIL 1, 2023

PROPERTY MAPS

SWANZEY

NEW HAMPSHIRE

INDEX DIAGRAM

MAP NO. 261

SWRPC | Southwest Region Planning Commission

37 Ashuelot Street
Keene, NH 03431
(603) 357-0557
www.swrpc.org

DATE: August 7, 2026

TO: Town of Swanzey Planning Board

FROM: Southwest Region Planning Commission

SUBJECT: Child Care Zoning Language Follow-Up

Background

On July 23, 2026, the Swanzey Planning Board met with Southwest Region Planning Commission staff to discuss the recommendations contained in SWRPC's June 29 memorandum concerning family day care homes, family group day care homes, and child care centers.

This memorandum summarizes the Planning Board's direction and presents a revised amendment approach for further consideration. The revised approach includes:

1. Adopting standardized definitions for child care uses, consistent with statute;
2. Replacing instances of non-standardized child care language throughout the ordinance;
3. Adopting a family and family group day care home ordinance;
4. Adopting a child care center ordinance;
5. Amending or repealing existing child care use provisions that are inconsistent with these revisions.

Standardizing Child Care Terminology

The Planning Board reached consensus on the child care terminology proposed in SWRPC's June 29 memorandum. The draft amendments should carry those terms and definitions forward without substantive revision:

1. **Family day care home** [broadly: child care within a home for up to 6 children, with additional allowances for partial day care for school-aged children]

A family day care home as defined in RSA 170-E:2, IV(a), as amended. Child care provided in an occupied residence for less than 24 hours per day, except in emergencies, generally for up to 6 children from one or more unrelated families, subject to applicable State licensing requirements. In addition to the 6 children, up to 3 children attending a full day school program may also be cared for up to 5 hours per day on school days and all day during school holidays, provided that the after school and holiday increase in capacity is permitted by the state fire code and in compliance with any local ordinance.

2. **Family group day care home** [broadly: child care within a home for up to 12 children, with additional allowances for partial day care for school-aged children]

A family group day care home as defined in RSA 170-E:2, IV(b), as amended. Child care provided in an occupied residence for less than 24 hours per day, except in emergencies, generally for 7 to 12 children from one or more unrelated families, subject to applicable State licensing requirements. In addition to the 12 children, up to 5 children attending a full day school program may also be cared for up to 5 hours per day on school days and all day during school holidays, provided that the after school and holiday increase in capacity is permitted by the state fire code and any local ordinance.

3. **Child care center** [broadly: child care services provided outside of a home]

A child day care agency, other than a family day care home or family group day care home, that provides child day care outside of a residence through one or more of the following program types: group child day care center, infant and toddler program, night care program, preschool program, school-age program, small group child day care center, or any combination thereof, as defined in RSA 170-E:2, IV(c), IV(d), IV(e), IV(f), IV(g), and IV(i), and regulated by the New Hampshire Department of Health and Human Services. This term is intended to correspond with "child care center" as defined in RSA 674:81, as amended.

Family day care homes and family group day care homes would be regulated through one general accessory-use provision. Child care centers would be listed separately within the applicable zoning districts and governed by consistent center-specific standards.

This approach would prevent the existing district provisions from being interpreted to include both small home-based providers and larger center-based programs under the same undefined term.

Family Day Care Homes and Family Group Day Care Homes

The Planning Board generally supported the amendment language presented in the June 29 memorandum. The Board requested one revision so that the provision would also apply to lawful residential uses located in districts where primary residential use is no longer permitted.

The revised provision would read:

> ***Family Day Care Homes and Group Family Day Care Homes***
>
> *Family day care homes and family group day care homes, as defined in [Section XIII], shall be permitted by right as accessory uses on any lot where primary residential use is permitted or lawfully exists, provided that the program complies with all applicable requirements of the New Hampshire Department of Health and Human Services under He-C 4002 and RSA 170-E.*

Family day care homes and family group day care homes may be conducted within the primary dwelling or within an existing accessory structure located on the same lot as the primary residential use.

Family day care homes and family group day care homes shall not require a special exception and shall not be subject to local site plan review. They shall not be regulated as home occupations or home-based businesses under [Section III.U].

Nothing in this section shall exempt the use from applicable state licensing, building, fire, health, life safety, water supply, or sewage disposal requirements.

Nothing in this section shall be construed to override any private covenant, including homeowners' association covenants.

Adding "or lawfully exists" is more permissive than the minimum language in RSA 674:16, VI. It would allow a family day care home or family group day care home to operate as an accessory use to a lawful nonconforming residential use.

SWRPC recommends locating the proposed amendment within existing **Section III: General Provisions Applicable to All Districts** or within the proposed **Accessory Uses** subsection if the broader zoning reorganization is adopted.

Child Care Centers

Rural/Agricultural and Residence Districts

The Planning Board expressed concern about allowing child care centers by right in the Rural/Agricultural District, as is implied by the existing zoning ordinance under Section IV, Article A.1.j, "Daycare or kindergarten facility." RSA 674:81 does not expressly require child care centers to be allowed by right in noncommercial districts.

SWRPC recommends amending the existing child care-related provisions in the Rural/Agricultural and Residence Districts to clearly distinguish home-based care from center-based care. Under this approach:

- **Family day care homes and family group day care homes** would be allowed by right under the general accessory-use provision. This provision would be located within a new subsection of Section III under the existing ordinance structure or within the proposed Accessory Uses subsection of the reorganized zoning ordinance.
- **In the Rural/Agricultural District**, the existing permission for a "daycare or kindergarten facility" in Section IV, Article A.1.j would be repealed. If the Planning Board wishes to retain an approval pathway for child care centers in this district, "child care center" would be added as a use permitted by special exception. The Board may also wish to develop dimensional caps for a child care center in this district if permitted by

special exception, this would ensure that a center would not be out of scale with the surrounding area.

- **In the Residence District**, the existing reference to "daycare facility" in Section IV, Article B.2.c would be replaced with the defined term "child care center." The existing special exception approval pathway could otherwise be retained.

The Planning Board should determine whether it wishes to allow child care centers by special exception in both districts. If it does not, the existing center-related entries should be repealed without adding a replacement use. Language provided in this memorandum assumes the Board wishes to permit child care centers in these districts via special exception.

Commercial/Industrial and Industrial Park Districts

The Planning Board discussed whether child care centers should be allowed generally within the Commercial/Industrial and Industrial Park Districts. Board members expressed concern that the establishment of a center could create compatibility concerns or constrain the future use of land intended for industrial and manufacturing activities.

Town staff observed that the practical risk may be limited because the ordinance already restricts many of the higher-impact uses that would be most likely to conflict with a child care use. The Planning Board nevertheless preferred to preserve these districts for industrial and manufacturing uses.

RSA 674:81 expressly allows municipalities to restrict child care centers in zones where industrial and manufacturing uses are permitted, but it protects centers intended exclusively for employees of businesses located within those zones.

Village Business I, Village Business II, and Business Districts

The Planning Board supported allowing child care centers by right in the Village Business I, Village Business II, and Business Districts, consistent with RSA 674:81.

Recommended Approach

To streamline child care center permissions across districts and ensure that amendments adopted under the existing ordinance can be carried forward consistently into the reorganized ordinance, SWRPC recommends the following revised approach.

For the existing ordinance, adopt as a new subsection within Section III:

[III.X] Child Care Centers

1. *The allowance and regulation of child care centers shall comply with RSA 674:81, as amended.*

2. *A child care center with a licensed capacity exceeding 30 children shall be subject to site plan review in accordance with the Town's Site Plan Review Regulations.*
3. *A child care center shall not be permitted on a lot containing an existing industrial or manufacturing use, or on a lot adjacent to an existing industrial or manufacturing use, unless the child care center is intended exclusively for the children of employees of the industrial or manufacturing use.*

The Village Business I, Village Business II, and Business Districts would be amended to list "Child care center, subject to Section [III.X]" within the permitted uses as follows:

- Village Business I: Section V.A.1[m];
- Business District: Section V.B.1[w]; remove "Daycare facility" from V.B.2.a;
- Village Business II: Section V.C.1[t]

Amend Section VI.A.1.d (Commercial/Industrial District) to include new subsection [25]:

> *25. Child care center, as accessory to a principal use permitted in the district, exclusively serving the children of employees of that principal use, subject to Section [III.X].*

Amend Section VI.B.2.h (Industrial Park District, Child care facility):

> *h. Child care center, as accessory to a principal use permitted in the district, exclusively serving the children of employees of that principal use, subject to Section [III.X].*

For the reorganized ordinance:

Locate the operative language in a subsection within the proposed Specific Use Standards section.

> ***[X.X.X] Child Care Centers***
>
> 1. *The allowance and regulation of child care centers shall comply with RSA 674:81, as amended.*
> 2. *A child care center with a licensed capacity exceeding 30 children shall be subject to site plan review in accordance with the Town's Site Plan Review Regulations.*
> 3. *A child care center shall not be permitted on a lot containing an existing industrial or manufacturing use, or on a lot adjacent to an existing industrial or manufacturing use, unless the child care center is intended exclusively for the children of employees of the industrial or manufacturing use.*

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Demonstrate district permissions within the proposed Table of Uses:

	USE	R/A	R	VBI	VBII	B	C/I	IP	SUBJECT TO
	COMMERCIAL / PROFESSIONAL								
1	CHILD CARE CENTER	SE	SE	P	P	P	NP[1]	NP[1]	X.X.X

1. *Permitted as accessory to a principal use permitted in the district, exclusively serving the children of employees of that principal use.*

Summary District Framework

District	Home based child care	Child Care Centers
Rural/Agricultural	By right as an accessory use	Optional special exception
Residence	By right as an accessory use	Optional special exception
Village Business I	By right as an accessory use	By right
Village Business II	Only where associated with an existing lawful residential use	By right
Business	Only where associated with an existing lawful residential use	By right
Commercial/Industrial	Only where associated with an existing lawful residential use	Only for children of employees of businesses located in the district
Industrial Park	Only where associated with an existing lawful residential use	Only for children of employees of businesses located in the district

Next Steps

The Swanzey Planning Board should:

- Determine whether child care centers should be allowed by special exception in the Rural/Agricultural and Residence Districts or not permitted in those districts.
- Determine if the remaining amendment approach presented in this memorandum is acceptable or identify the need for further revisions.

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Based on the Planning Board's direction, SWRPC will:

- Work with Town staff to address any outstanding revisions.
- Work with Town staff to prepare draft warrant article language for Planning Board review.
- Attend and provide support at the required public hearing or hearings.

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MEMORANDUM

DATE: August 13, 2026
TO: Town of Swanzey Planning Board
FROM: Southwest Region Planning Commission
SUBJECT: Recommended Content Amendments

INTRODUCTION

This memo identifies substantive amendments that the Planning Board may wish to consider separately from the proposed reorganization of the Zoning Ordinance. While the companion reorganization memo focuses on restructuring, renumbering, and relocating existing provisions without intentionally changing their substance, the reorganization process has highlighted several areas where amendments may improve the ordinance itself. These include inconsistent or overlapping terminology, provisions that should be updated to align with current State law, and sections where newer statutory or model language may provide a clearer or more current regulatory approach.

A first step is to review and consolidate the terminology used throughout the ordinance. The recommendations that follow then address additional substantive issues identified during review. Each recommendation is presented separately so the Planning Board can determine which amendments it wishes to advance before incorporating those changes into the reorganized ordinance.

Finally, this memorandum lays out a five year plan to incorporate the recommendations.

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RECOMMENDATIONS

CONSOLIDATE AND DEFINE SIMILAR USES

The proposed Table of Uses reveals a number of instances where the existing ordinance uses different terms for uses that appear to be the same or closely related. Before the ordinance is reorganized, the Planning Board should determine whether these distinctions are intentional. Where multiple terms are intended to describe the same use, a preferred term should be selected, defined, and applied consistently throughout the ordinance.

Existing Terms to Reconcile	Recommended Term / Treatment	Proposed Definition / Guidance	Source
One-family dwelling; single-family dwelling	Single-Family Dwelling	A structure containing one dwelling unit designed for residential occupancy.	NH statutory terminology. RSA 674:71–72 uses "single-family dwelling."
Two-family dwelling; duplex	Two-Family Dwelling	A building containing two independent dwelling units.	APA-derived. *A Planners Dictionary* treats "two-family dwelling" as a duplex and defines a two-family dwelling as a building containing two independent dwelling units.
Multi-family dwelling(s); multiple dwelling; multiple-unit dwelling; multi-family residential dwelling	Multi-Family Dwelling	A structure containing more than two dwelling units.	RSA 674:43, I. The planning statute expressly defines multi-family dwelling units as structures containing more than two dwelling units.
Manufactured housing on individual lots; manufactured housing dwelling	Manufactured Housing	Manufactured housing as defined in RSA 674:31.	RSA 674:31.

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Existing Terms to Reconcile	Recommended Term / Treatment	Proposed Definition / Guidance	Source
General farming, including horticulture, dairying, livestock and poultry raising and other agricultural enterprises or uses; farming as a business; customary agricultural uses including gardens, nurseries and greenhouses	Agriculture / Farming	Farm, agriculture, and farming as defined in RSA 21:34-a.	RSA 21:34-a. The statutory definition encompasses crop production, livestock, poultry, equines, greenhouses, nursery stock, forestry, and numerous activities incidental to farming.
Roadside stands for sale of home-grown produce	Farm Roadside Stand	A farm roadside stand meeting the requirements of RSA 21:34-a, III.	RSA 21:34-a, III. A roadside stand remains an agricultural operation where at least 35% of product sales by dollar volume are attributable to products produced on the stand owner's farm or farms.
Customary agricultural uses including nurseries and greenhouses; commercial greenhouse or nursery	Agriculture and Retail Establishment, as applicable	Production of greenhouse crops and nursery stock is agriculture. A principally retail nursery or greenhouse could instead be treated as a Retail Establishment.	RSA 21:34-a, II(a). Greenhouse crops and nursery stock are expressly included in agriculture.
Daycare facility; child care facility	Child Care Center	Child care center as defined by RSA 674:81, I.	RSA 674:81, I, enacted by 2026 Chapter 217 (HB 1195), effective July 1, 2026. The definition includes specified center-based child day care programs and

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Existing Terms to Reconcile	Recommended Term / Treatment	Proposed Definition / Guidance	Source
			excludes family and family-group day care homes.
Kindergarten facility	Review separately	Determine whether the existing term refers to a child care program falling within RSA 674:81 or an educational use. If the latter, consolidate under Educational Institution.	RSA 674:81 includes specified preschool and school-age child care programs but does not make every kindergarten an independent zoning category.
Licensed nursing home; nursing home	Nursing Home	A nursing home as defined for licensing purposes pursuant to RSA 151.	RSA 151-A:1, IV.
Gift shop, antique shop, craft shop; retail establishment	Retail Establishment	An establishment principally engaged in selling goods or merchandise directly to the ultimate consumer.	APA-derived. *A Planners Dictionary*.
Recreation uses conducted as a business; recreational facility conducted as a business	Commercial Recreation Facility	A recreation facility operated as a business and open to the general public for a fee.	APA-derived. *A Planners Dictionary*.
Recreational facility	Recreation Facility	Retain separately if the Town intends this to include noncommercial recreation. The commercial/noncommercial distinction should not be lost through consolidation.	APA distinguishes commercial, private, and public recreation facilities.

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Existing Terms to Reconcile	Recommended Term / Treatment	Proposed Definition / Guidance	Source
Private club or lodge; club or lodge	Club or Lodge	A building or facility used by an organization for social, educational, recreational, or similar purposes, with participation generally limited to members and their guests.	APA-derived. *A Planners Dictionary* treats a lodge as a type of club in one of its representative definitions.
Research and development; research and testing laboratories	Research and Development Facility	A facility principally used for research, development, testing, design, or experimentation, excluding mass manufacturing except for incidental prototype development.	APA-derived. *A Planners Dictionary*.
Repair garage or body shop; repair garage and body shop	Motor Vehicle Repair Facility	An establishment where service or repair work is performed on motor vehicles.	Adapted from RSA 358-D:1, V, which defines "motor vehicle repair facility." The statutory definition is specific to that regulatory chapter.
Printing and publishing establishments; publishing companies	Printing and Publishing Establishment	An establishment principally engaged in printing, reproducing, publishing, binding, or engraving written or graphic materials.	APA-derived. *A Planners Dictionary*.
Manufacturing facility; manufactured uses; establishments engaged in manufacturing, assembly, compounding, processing/packaging,	Manufacturing	The mechanical or chemical transformation of materials or substances into new products, including assembly of component parts and blending of materials.	APA-derived. *A Planners Dictionary*.

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Existing Terms to Reconcile	Recommended Term / Treatment	Proposed Definition / Guidance	Source
treatment or distribution of products; manufacturing, production, fabrication, processing, packaging, assembly, refurbishing and/or repair of goods			
Warehousing; wholesale, warehouse and storage facilities; wholesale, warehouse or storage facilities with office, repair and customer service areas	Warehouse / Warehousing and Distribution	A facility principally used for the storage, wholesale handling, or distribution of manufactured products, supplies, or equipment and not principally engaged in manufacturing or production.	APA-derived. *A Planners Dictionary*.
Wholesaling; wholesale components of combined use descriptions	Wholesale Establishment	An establishment principally engaged in selling or distributing merchandise to retailers, businesses, institutions, professional users, or other wholesalers.	APA-derived. *A Planners Dictionary*.
Wholesale, warehousing or manufacturing facility	Do not retain as a combined term	Assign the use, as applicable, to Manufacturing, Warehouse/Warehousing and Distribution, or Wholesale Establishment.	These are distinct land-use concepts in *A Planners Dictionary*.
Bulk storage and distribution of large quantities of material,	Retain Bulk Storage and	A separate definition should be developed if the Town intends bulk storage	APA's warehouse definition expressly distinguishes ordinary

Existing Terms to Reconcile	Recommended Term / Treatment	Proposed Definition / Guidance	Source
liquid, solid or gaseous intended for resale; warehousing/storage	Distribution separately	to receive different treatment from ordinary warehousing.	warehousing from hazardous or offensive bulk storage.
Educational institution; educational facility; educational activities	Educational Institution	A public, parochial, or private institution that provides educational instruction to students.	APA-derived. *A Planners Dictionary*.
Governmental facility within combined "educational, governmental, or religious facility"	Governmental Use	A governmental use as defined by RSA 674:54, I.	RSA 674:54, I. The statute provides a planning-specific definition based on governmental ownership/occupancy and a statutorily or traditionally governmental public purpose.
Religious institution; religious facility	Religious Use	Use of land or structures primarily for religious purposes.	RSA 674:76. This is the terminology used by the zoning statute, which also significantly limits municipal regulation of such uses.
Club or lodge included within combined educational/religious use	Club or Lodge	Remove from the combined institutional category and use the single Club or Lodge definition above.	APA-derived.

AGRICULTURAL USES

The proposed reorganization should be reviewed to ensure that the definitions and Table of Uses are consistent with New Hampshire's statutory protections for agriculture. RSA 21:34-a broadly defines "farm," "agriculture," and "farming" to include crop and livestock production,

forestry, greenhouses, farm product sales, agritourism, and other activities incidental to farming. State law further provides that:

- Agricultural activities may not be unreasonably limited through municipal planning or zoning, and the absence of an agricultural use from an ordinance cannot necessarily be interpreted as a prohibition (RSA 672:1, III-b and III-d).
- Where an agricultural operation or activity is not explicitly addressed for a zoning district or location, it is presumed permitted as a principal or accessory use, subject to applicable laws and agricultural best management practices (RSA 674:32-a).
- Tilling soil and growing and harvesting crops and horticultural commodities cannot be prohibited in any zoning district (RSA 674:32-c, I).
- Existing agricultural uses may generally expand, adapt, or change to other agricultural uses. New or significantly expanded livestock operations and activities involving transactions with the public may be subject to certain local review requirements (RSA 674:32-b).
- Generally applicable dimensional and site standards may apply to agricultural uses, but relief must be available where their application would effectively prohibit or unreasonably restrict an otherwise protected agricultural use, subject to statutory limitations (RSA 674:32-c, II).
- Agritourism may not be prohibited where agriculture is the primary use, although certain local review and traffic or parking regulations may apply (RSA 674:32-b, II and RSA 674:32-d).

> **Agricultural Uses.** Agricultural operations and activities shall be permitted and regulated in accordance with RSA 672:1, RSA 674:32-a through 674:32-d, and the definitions of farm, agriculture, and farming contained in RSA 21:34-a. The tilling of soil and the growing and harvesting of crops and horticultural commodities, as either a primary or accessory use, shall be permitted in all zoning districts.

Recommendation

Review the agricultural use categories and P/SE/NP designations in the proposed Table of Uses to ensure they do not inadvertently prohibit or restrict agricultural activities protected by these statutes.

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REMOVE AND UPDATE THE BUILDING REGULATIONS

The Town's building regulations are currently incorporated into the Zoning Ordinance as Section III-A. These regulations should be **removed from the Zoning Ordinance and maintained as a separate Building Ordinance**. Building-code administration is distinct from zoning, and keeping the regulations within the Zoning Ordinance may create confusion regarding the authority of the Zoning Board of Adjustment and the availability of zoning relief from building-code requirements.

The Building Ordinance should also be comprehensively reviewed and updated before it is re-adopted. New Hampshire substantially revised the statutory framework for municipal building-code administration in 2025 and 2026. Effective July 1, 2026, RSA 155-A:3 governs municipal building-code enforcement mechanisms and establishes minimum requirements for a local ordinance, including establishment of a building official and building code board of appeals, authority to issue permits and conduct inspections, and provisions for permit, inspection, and certificate-of-occupancy fees. The State Building Code applies statewide and municipalities with local enforcement mechanisms must enforce it in accordance with RSA 155-A.

The Town's existing appeal provision particularly warrants revision. Section III-A.5 currently provides that any person aggrieved by a decision of the Code Enforcement Officer may appeal that decision to the Zoning Board of Adjustment. Under current RSA 674:34, when a Zoning Board of Adjustment serves as the building code board of appeals, its jurisdiction is limited to appeals involving local amendments to the building or fire code; other appeals concerning application or interpretation of the State Building Code are directed to the State Building Code Review Board under RSA 155-A:11-b. Neither a local building code board of appeals nor the State Building Code Review Board has authority to waive or grant a variance from State Building Code requirements.

The code-adoption provisions should likewise be updated. HB 1159 (2026), Chapter 49, effective July 1, 2026, updated the State Building Code to the 2024 editions of the International Building, Existing Building, Plumbing, Mechanical, Swimming Pool and Spa, and Residential Codes, while retaining the 2018 International Energy Conservation Code and 2023 National Electrical Code. The Town's existing local amendments, including its adoption of specific IRC appendices and deletion of the IRC Board of Appeals provision, should also be

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reviewed for consistency with the revised restrictions and procedures governing local amendments under RSA 155-A:3 and the Building Code Review Board process.

Recommendation

Remove Section III-A from the Zoning Ordinance and review and re-adopt the necessary provisions as a separate Building Ordinance consistent with RSA 155-A and RSA 674:34. The revised ordinance should reflect the current State Building Code, municipal enforcement requirements, and current building-code appeal process.

REPLACE AIRPORT ZONING REGULATIONS

The existing Airport Zoning regulations should be replaced with the current model ordinance provided by NHDOT for Dillant-Hopkins Airport (attached). The model incorporates updated airport zones, height limitations, use restrictions, permitting requirements, and procedures specifically developed for Dillant-Hopkins Airport. NHDOT notes that the model is intended as guidance and should be reviewed and adapted by each affected municipality before adoption.

The Planning Board should also determine how the airport-zoning permit process will be administered. RSA 424:6 expressly authorizes municipalities to establish a permit system to administer airport zoning regulations and provides for permits to be issued by the administrative agency designated to administer and enforce the regulations. Under RSA 676:5, that administrative officer may include the Building Inspector, Select Board, or another designated official or board. The NHDOT model provides a permit framework but leaves certain local administrative assignments to the municipality.

Recommendation

Replace the existing Airport Zoning section with the NHDOT model ordinance prepared for Dillant-Hopkins Airport and, as part of that amendment, identify the appropriate local official or board responsible for administering and issuing airport-zoning permits.

UPDATE FLOODPLAIN MANAGEMENT ORDINANCE

Swanzey should replace its existing floodplain regulations with the current Model D Floodplain Management Ordinance provided by the New Hampshire Office of Planning and Development (attached). The model contains the minimum regulatory language required for

communities with Zone AE and a designated floodway and is intended to maintain compliance with the National Flood Insurance Program.

Until the new flood maps become effective, the Town must continue using its currently effective Federal Emergency Management Agency Flood Insurance Rate Maps and Flood Insurance Study, dated May 23, 2006. The existing ordinance references those effective maps. The new Cheshire County maps are currently preliminary 2025 maps and do not yet have a final effective date. As of August 2026, the 90-day appeal period has not yet begun. Once the new maps become effective, they will replace the 2006 maps as the basis for administering the Town's floodplain regulations.

The Town should not wait for the new maps to become effective before updating the substantive ordinance language. New Hampshire OPD recommends adopting necessary regulatory revisions through the normal zoning amendment process in advance of map adoption. FEMA now requires the ordinance to identify the correct effective dates of the applicable Flood Insurance Study and Flood Insurance Rate Maps; language such as "or as amended" does not, by itself, incorporate subsequently issued maps. Once FEMA issues the Letter of Final Determination establishing the effective date of the new maps, RSA 674:57 allows the Select Board to update the Flood Insurance Study and Flood Insurance Rate Map dates by resolution without an additional Town Meeting vote.

Failure to maintain compliant floodplain regulations when the new maps become effective could result in suspension from the National Flood Insurance Program, after which National Flood Insurance Program policies could not be purchased or renewed and certain federal assistance for development or disaster recovery would be unavailable.

Recommendation

Bring the updated Model D Floodplain Management Ordinance forward for adoption at the 2027 Town Meeting, using the currently effective May 23, 2006 Flood Insurance Study and Flood Insurance Rate Map dates. When the Federal Emergency Management Agency establishes the effective date of the new Cheshire County maps, update only those dates through the resolution process authorized by RSA 674:57.

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REVISE HOME OCCUPATION AND HOME-BASED BUSINESS STANDARDS

The existing Home Occupation and Home-Based Business provisions establish different levels of residential business activity. Home Occupations are permitted by right and must be conducted by a resident without visible, audible, or odor evidence of the activity. Home-Based Businesses are subject to additional standards intended to ensure that the business remains incidental to the residential use and does not alter the residential appearance or character of the property.

Several existing limitations could be simplified without changing that basic distinction. Home Occupations are currently limited to 300 square feet, while Home-Based Businesses are limited to 500 square feet. These fixed floor-area limits are not necessarily a meaningful measure of impact. A home office or similar activity may occupy a larger portion of a dwelling without affecting the residential character of the property. The more relevant standard is whether the residential use remains primary and the business activity remains compatible with the residential setting.

The Home-Based Business provisions also identify a specific list of businesses that may qualify, including hairdressing, tutoring, professional offices, light machine work, and woodworking. This list can become outdated and may create unnecessary uncertainty about otherwise comparable businesses that are not specifically named. Eligibility should instead depend upon whether the proposed business satisfies the ordinance's performance standards.

The existing limitation of no more than three persons engaged or employed in a Home-Based Business, at least one of whom must reside in the dwelling, could be retained. Because this permits up to two non-resident employees to work on residential property, the ordinance should also require review by the Building Official and Fire Chief, or their designees, when non-resident employees are proposed, to determine whether applicable building, occupancy, fire, and life-safety requirements have been satisfied.

> Where a Home-Based Business includes one or more employees who do not reside on the premises, the applicant shall obtain review and approval from the Building Official and Fire Chief, or their designees, for compliance with applicable building, occupancy, fire, and life-safety requirements prior to commencing the use.

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Recommendation

Remove the 300-square-foot limitation for Home Occupations, remove the 500-square-foot limitation and prescribed list of qualifying businesses for Home-Based Businesses, retain the existing employee cap and residential-character standards, and add a building and fire/life-safety review requirement for Home-Based Businesses with non-resident employees. The existing Site Plan Review requirement can be considered separately if the Planning Board wishes to revisit the approval process.

UPDATE OFF-STREET PARKING REQUIREMENTS

The existing parking schedule includes use categories and parking ratios that may no longer reflect current land uses or actual parking demand. Rather than assigning a separate ratio to every use, the ordinance could rely on broader categories and measures that better relate to parking demand, such as the number of employees on the largest shift for uses that do not regularly serve customers or visitors. The Planning Board currently may reduce required constructed parking by up to 20%, provided land is reserved for the remaining spaces.

State law allows applicants proposing residential uses to propose an alternative parking solution in place of the ordinance's on-site parking requirements. The Planning Board must consider such a proposal and approve it when the applicant demonstrates that it will meet the parking demand generated by the residential use (RSA 674:16-a, II–III). Alternative solutions may include shared or off-site parking, transportation services, access to public transportation, or location in a walkable downtown, town center, central business district, or village center (RSA 674:16-a, I(c)).

Recommendation

Update the parking categories and ratios; retain the Planning Board's authority to reduce required parking by up to 20%, but eliminate the requirement to reserve and show land for the unconstructed spaces; add provisions allowing shared parking; and recognize alternative parking solutions for residential uses as required by RSA 674:16-a.

UPDATE SIGN REGULATIONS AND PERMITTING MATERIALS

The Sign Ordinance has been reformatted as part of the proposed reorganization to improve readability, but additional work is needed to make the regulations and permitting process easier to understand and administer. The existing ordinance regulates freestanding and

attached signs through a combination of district-based dimensional standards and separate provisions for location, height, lighting, temporary signs, and exempt signs. The permit applications do not consistently collect all of the information needed to evaluate those requirements, and some terminology and administrative provisions differ between the ordinance and the forms. For example, the ordinance requires the landowner to obtain approval from the Code Enforcement Officer, while the applications allow a separate applicant and identify the Planning & Economic Development Department as the approving authority.

A coordinated review of the ordinance and permit materials should address several specific issues:

- **Permit administration and authorization:** Identify the same approving official or department in the ordinance and applications and clarify whether a tenant, business owner, or other applicant may apply with written property-owner authorization.
- **Freestanding signs:** Revise the application to directly document the required property-line setbacks, sign height, traffic visibility, number of sign faces, existing freestanding signs, and any secondary signs attached to the freestanding sign. The current form requests a site diagram and general sign dimensions but leaves several of these determinations to staff after submission.
- **Sign measurements and terminology:** Use the same sign types and terms in the ordinance and applications and provide diagrams showing how sign face area, sign height, setbacks, building-face width, double-faced signs, and signs composed of individual letters or components are measured. The existing ordinance already contains detailed rules for calculating sign face area, but those rules are not illustrated on the permit forms.
- **Permit exemptions and temporary signs:** Clearly distinguish signs requiring permits, signs exempt from permitting, and temporary signs, and ensure the applications or accompanying guidance identify the applicable standards. The ordinance presently addresses these situations separately, including specific provisions for temporary signs and sign-face replacements.

Several nearby communities provide useful models for this work. Keene's Article 10 Sign Regulations specifically incorporate graphics illustrating sign measurements and sign types to make the standards easier to understand. Chesterfield provides a useful example of aligning the permit application directly with the ordinance: its application references the

applicable sign ordinance sections, states the principal setback requirements on the form, requires a plot plan, and asks directly for sign dimensions, height, mounting, illumination, existing signs, and sign type. Dublin's 2026 ordinance is another useful reference because its sign ordinance is accompanied by a sign permit application, a sign-dimension table, and photographic examples of sign dimensions and styles within the same ordinance document.

Recommendation

Conduct a coordinated review of the Sign Ordinance and sign permit applications. Consider the City of Keene's Sign Regulations as a model for organization, terminology, and explanatory graphics; Chesterfield's sign regulations and permit application as an example of aligning application requirements directly with ordinance standards; and Dublin's Sign Ordinance as an example of consolidating sign standards, dimensional tables, measurement guidance, and application requirements in a single section. Revise Swanzey's permit materials concurrently with the ordinance so that the application functions as a clear checklist for demonstrating compliance.

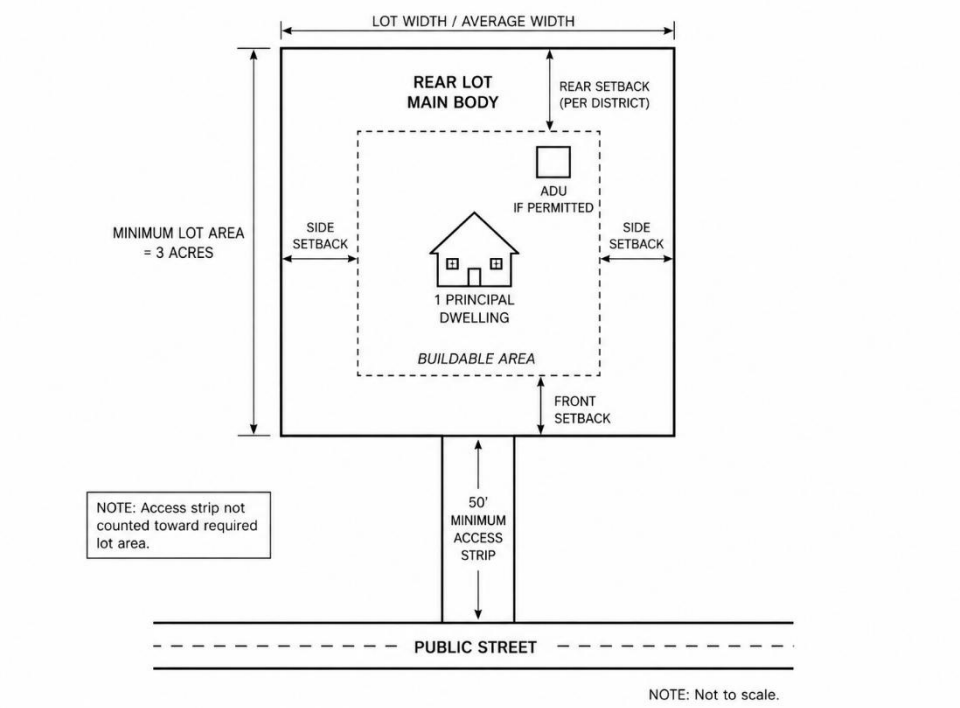
CLARIFY REAR LOT STANDARDS

The existing rear lot provisions should be revised to resolve several ambiguities. The ordinance currently allows rear lots for residential or commercial use, requires a 50-foot access strip from a public street, and requires the lot to have an “average width” equal to the district frontage requirement, but does not explain how that width is measured. It also refers separately to frontage on a Town-maintained road and limits the lot to one housing unit while separately allowing accessory dwelling units.

Recommendation

Clarify that qualifying rear lots may use the 50-foot access strip in place of the normal frontage requirement; replace or define the “average width” standard (such as requiring the lot to demonstrate that a 100’ by 100’ square could fit within it); use consistent terminology for the type of road from which access must be provided; clarify that the rear-lot limitation applies to one principal dwelling; and specify whether the access strip may serve only one rear lot. The Planning Board should also determine whether commercial rear lots should continue to be allowed. A simple diagram could be added to illustrate the access strip, lot width, and applicable setbacks.

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UPDATE ACCESSORY DWELLING UNIT STANDARDS

Swanzey's Accessory Dwelling Unit Ordinance generally reflects the current State framework, but several provisions should be updated for consistency with RSA 674:71–73. The ordinance currently requires two parking spaces for the principal dwelling plus one for the ADU and imposes an aesthetic-continuity requirement specifically on detached ADUs. Current law limits residential parking requirements to one space per unit and permits ADU-specific aesthetic standards only where comparable standards apply to the principal dwelling. The ordinance should also incorporate the updated treatment of ADUs within existing and nonconforming structures established by HB 1079, effective August 31, 2026.

The ordinance should also more clearly establish that one attached or detached ADU is permitted as a matter of right wherever a single-family dwelling is permitted. Stating this as a general rule would avoid ambiguity in other provisions, including the rear lot standards, without requiring those sections to address ADUs separately. The Town may also consider prohibiting ADUs associated with multiple attached single-family dwellings, such as townhouses, or dwellings located on rented or leased land. The existing requirement that the principal dwelling and ADU remain in common ownership and not be separately conveyed as condominium units may be retained.

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Recommendation

Update Section III-AA to conform to RSA 674:71–73 and clearly establish that one attached or detached ADU is permitted as a matter of right wherever a single-family dwelling is permitted. Revise the parking requirements, remove the detached-ADU aesthetic requirement, incorporate updated provisions for existing and nonconforming structures, and ensure septic requirements are consistent with State law. Consider restricting ADUs associated with multiple attached single-family dwellings and dwellings on rented or leased land. The existing provisions allowing one ADU, a maximum size of 1,000 square feet, owner occupancy of either unit, up to two bedrooms, and common ownership of the principal dwelling and ADU may be retained.

REEVALUATE CONSERVATION RESIDENTIAL SUBDIVISION STANDARDS

The Planning Board should clarify the intended role of the Conservation Residential Subdivision (CRS) ordinance and whether it should remain optional or be required for subdivisions above a certain size in the Rural/Agricultural District. The existing ordinance applies to qualifying tracts of at least 10 acres and provides flexibility in lot size and frontage, but calculates overall density using the underlying zoning district and provides no density bonus. As a result, there may be limited incentive for a developer to choose CRS over a conventional subdivision.

A stronger CRS could help implement the Master Plan's longstanding priorities to protect natural resources, preserve rural areas, and conserve important open space. Temple's recently revised Planned Residential Development ordinance provides a useful reference for approaches that combine conservation design with greater development flexibility and density incentives.

Recommendation

Review the purpose and applicability of the CRS, including the 10-acre minimum tract size and whether CRS should be required for larger subdivisions in the Rural/Agricultural District. Consider adding meaningful incentives, such as density bonuses or additional dimensional flexibility, to make conservation subdivision design a more attractive alternative to conventional subdivision.

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CLARIFY WETLANDS CONSERVATION DISTRICT APPLICABILITY

The Wetlands Conservation District provisions should be reviewed to ensure that the geographic scope of each standard is clear and internally consistent. Section C defines the District as the qualifying wetland and surface-water resource areas themselves, while several uses listed in Section E as permitted "in the Wetlands Conservation District" establish requirements that apply at specified distances outside the wetland boundary. The relationship between the District boundary, applicable buffers and setbacks, and the permitted and conditional use provisions should be clarified so that each standard clearly identifies the area to which it applies.

Recommendation

Review Sections C through G together and revise the terminology and cross-references so that uses occurring within the Wetlands Conservation District are distinguished from activities occurring within adjacent required buffers or setbacks. Particular attention should be given to the forest management, agriculture, and small-structure provisions in Section E to ensure that they are consistent with the setback and buffer requirements in Section D.

CLARIFY SHORELAND PROTECTION DISTRICT

The Shoreland Protection District should be updated to correct the statutory authority citation and make the section easier to interpret. Consider adding a simple New Hampshire Department of Environmental Services diagram showing the reference line and extent of protected shoreland, along with a definition or cross-reference for "reference line" and a link to current State shoreland definitions and guidance.

Recommendation

Correct the statutory citation (update to 674:16) and supplement the ordinance with a simple explanatory diagram and clearer access to the definitions used in RSA 483-B.

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FIGURE 1: IMAGE CREDIT NHDES (PROTECTED SHORELAND FAQ | NH DEPARTMENT OF ENVIRONMENTAL SERVICES)

ADDRESS TEMPORARY AND PERMANENT STORAGE CONTAINERS

The Zoning Ordinance does not clearly address temporary portable storage containers, such as units used during a move or renovation, or intermodal shipping containers placed on property for permanent storage. These should be distinguished so that temporary containers can be subject to reasonable placement and duration standards; permanent storage structures can be subject to district setback requirements.

Swanzey currently defines a "Structure" as something constructed with a fixed location on the ground and specifically identifies several types of structures. Although intermodal shipping containers are designed to be transported, when one is placed and maintained in a location for permanent storage or another permanent use, it functions as a fixed structure

rather than a temporary container. The International Building Code also specifically regulates intermodal shipping containers repurposed as permanent buildings or structures, including requirements for foundations or other supporting structures.

> **Structure:** Anything constructed with a fixed location on the ground, or attached to something having a fixed location on the ground. Items such as buildings, manufactured housing, swimming pools, sheds, gazebos, garages, **intermodal shipping containers placed or maintained on a lot for permanent storage or other permanent use**, docks and boathouses are included in the definition whether prefabricated or site built.

Recommendation: Amend the definition of "Structure" to expressly include intermodal shipping containers placed or maintained on a lot for permanent storage or other permanent use. Applicable foundation, anchoring, and other structural requirements are addressed through the State Building Code. Establish separate standards for temporary portable storage containers, including placement and duration requirements and, if appropriate, an administrative permit process for extended use.

CLARIFY ENLARGEMENT OF NONCONFORMING STRUCTURES

The nonconforming structure provisions contain an internal inconsistency. Section XI.B.1 allows restoration, reconstruction, alteration, or replacement of a nonconforming building or structure only where the footprint and cubic footage remain the same or are reduced. Section XI.B.3, however, allows certain legally nonconforming structures with nonconforming setbacks to be enlarged, provided the expansion does not further encroach into the setback.

Recommendation

Revise Section XI.B.1 so that it does not prohibit enlargements otherwise permitted under Section XI.B.3, and clarify the separate standards that apply to reconstruction or replacement versus enlargement of a nonconforming structure.

UPDATE RELIGIOUS USE PROVISIONS

The Zoning Ordinance currently treats religious uses differently by district. For example, an educational or religious institution requires a Special Exception in the Rural/Agricultural District, and an educational, governmental, or religious facility requires a Special Exception in the Residence District. RSA 674:76 provides that zoning ordinances and site plan review regulations may not prohibit, regulate, or restrict land or structures primarily used for

religious purposes, except through objective and definite requirements for height, yards, lot area, setbacks, open space, and building coverage that apply regardless of the religious nature of the use.

Recommendation

Remove Special Exception and other discretionary zoning requirements that apply specifically to religious uses and revise the use provisions to reflect RSA 674:76. Religious uses may remain subject to generally applicable objective dimensional standards.

CLARIFY TELECOMMUNICATIONS FACILITY REQUIREMENTS

Swanzey's Zoning Ordinance allows "Telecommunications Facilities" by Special Exception in the Rural/Agricultural District and defines the term broadly to include structures, antennas, towers, and other devices providing commercial mobile wireless, cellular, personal communications, and related services. Some facilities regulated under this local definition may also qualify as personal wireless service facilities under RSA 12-K.

The ordinance currently requires any alteration of the originally approved use or device configuration of a telecommunications facility to obtain a new Special Exception and Site Plan Review approval. State law limits local review of certain collocations and modifications of personal wireless service facilities and prohibits requiring a Special Exception, variance, or Site Plan Review for qualifying modifications (RSA 674:33, VII; RSA 674:43, V; RSA 12-K:10).

Recommendation

Revise the Telecommunications Facility provisions so that the existing Special Exception and Site Plan Review requirements do not apply to collocations or modifications that are exempt from those approvals under RSA 12-K and related State law. Retain applicable local review for new towers and other telecommunications proposals that remain subject to municipal land use regulation.

UPDATE TEMPORARY MANUFACTURED HOUSING PROVISIONS

Section III.V allows the Select Board to permit temporary occupancy of a manufactured housing unit or recreational vehicle during construction or rehabilitation of a permanent structure for up to six months. RSA 674:32, II establishes a separate protection for an owner-occupant whose residence has been damaged by fire or other disaster. In that circumstance,

a zoning ordinance may not prohibit placement and occupancy of a manufactured home on the lot while the residence is rebuilt, and the temporary occupancy may continue for up to 12 months from placement or until a certificate of occupancy is issued, whichever occurs first.

Recommendation

Amend the temporary manufactured housing provisions to incorporate the exception required by RSA 674:32, II, allowing qualifying temporary manufactured housing following fire or other disaster for the period established by State law.

UPDATE THE MANUFACTURED HOUSING DEFINITION

The existing definition of "Manufactured Housing or Mobile Home" includes a minimum threshold of 540 square feet when the unit is erected on site. RSA 674:31 instead defines manufactured housing as meeting the specified dimensional criteria in traveling mode or being **320 square feet or more when erected on site**, together with the other characteristics established by the statute.

Recommendation

Replace the existing definition of "Manufactured Housing" with the current definition in RSA 674:31.

ALLOW MULTIFAMILY HOUSING ON COMMERCIALLY ZONED LAND

RSA 674:79 and RSA 674:80, effective July 1, 2026, require municipalities to allow multifamily residential development on commercially zoned land where adequate roads, water, and sewage infrastructure are available or provided. "Commercially zoned land" includes land zoned for activities such as retail and office uses. The statute allows municipalities to restrict residential development in zones permitting industrial or manufacturing uses that may create incompatible impacts. It also requires exemptions from setback, height, and frontage requirements when an existing building is converted to multifamily or mixed use through adaptive reuse without changing its floor area, height, or setbacks.

Village Business District I permits both retail establishments and business offices but does not presently provide for multifamily dwellings. This is the clearest area where the existing ordinance needs to be updated in response to the new statute.

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Recommendation

Amend the ordinance to allow multifamily residential development on commercially zoned land as required by RSA 674:79–80, including Village Business District I where adequate infrastructure is available or provided. Incorporate the adaptive reuse protections established by RSA 674:80, IV and review the other commercial districts for consistency with the new requirements.

IMPLEMENTATION TIMELINE

The following implementation timeline presents a recommended approach for sequencing the proposed amendments and can be revised as priorities, workload, or circumstances change. The first priority should be resolving inconsistent terminology and use classifications before the ordinance is migrated into the proposed reorganized structure. Early implementation should also focus on provisions that are out of alignment with current State law and are regularly relied upon in administering the ordinance, particularly where outdated language could create enforcement difficulties or unnecessary friction for applicants and the Town. Other statutory and technical updates may be phased in over the remaining years, with the expectation that the ordinance will be brought into full alignment by the end of the implementation period. The schedule also reserves additional time for recommendations that require more substantial Planning Board discussion or policy decisions.

Year	Priority Actions	Implementation Approach
Year 1: 2026–2027	Consolidate and Define Similar Uses; Agricultural Uses; child care amendments; Update Accessory Dwelling Unit Standards; Allow Multifamily Housing on Commercially Zoned Land; Update Floodplain Management Ordinance; Update Manufactured Housing Definition	Resolve terminology and use classifications first so the Table of Uses can be finalized. At the same time, address the most immediate statutory compliance issues, including recent changes affecting child care, ADUs, multifamily housing, manufactured housing, and agriculture. Bring the updated floodplain ordinance forward for the 2027 Town Meeting.

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Year	Priority Actions	Implementation Approach
Year 2: 2027–2028	Revise Home Occupation and Home-Based Business Standards; Address Temporary and Permanent Storage Containers; Replace Airport Zoning Regulations; Update Temporary Manufactured Housing Provisions; Adopt the Reorganized Zoning Ordinance; Remove Building Regulations from the Zoning Ordinance and update/re-adopt the separate Building Ordinance, Religious Use, Nonconforming Structure, and Shoreland Protection corrections as part of the migration	Prioritize provisions that regularly create administrative issues, particularly home-based businesses and storage containers. Complete the relatively straightforward airport and statutory amendments while preparing the ordinance for migration. As part of the reorganization, incorporate smaller technical changes that do not require extensive policy discussion, including removal of the Building Regulations, correction of religious-use provisions, reconciliation of the nonconforming structure standards, and the Shoreland Protection District citation and diagram. Target adoption of the reorganized ordinance at the 2028 Town Meeting.
Year 3: 2028–2029	Update Off-Street Parking Requirements; Clarify Rear Lot Standards; Update Sign Ordinance	These provisions require additional policy decisions. Parking will involve consideration of updated ratios, shared parking, and alternative residential parking approaches. Rear lot standards require decisions regarding lot width, access, commercial rear lots, and whether an access strip may serve more than one lot.
Year 4: 2029–2030	Reevaluate Conservation Residential Subdivision Standards; Clarify Wetlands Conservation District Applicability	These recommendations require more extensive Planning Board discussion. The Conservation Residential Subdivision review involves decisions regarding applicability, whether the approach should remain optional, and whether additional incentives should be provided. The wetlands review requires coordinated consideration of district boundaries, buffers, setbacks, and the applicability of individual standards.

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Year	Priority Actions	Implementation Approach
Year 5: 2030–2031	Clarify Telecommunications Facility Requirements; Conduct Final Ordinance Consistency Review	Address the telecommunications provisions after higher-priority and more frequently encountered issues have been resolved. Conclude the five-year process with an ordinance-wide review of definitions, Table of Uses designations, cross-references, and amendments adopted since the reorganization.

NEXT STEPS

Planning Board members should review the proposed reorganization structure and recommended content amendments and identify any issues that may have been overlooked, as well as any recommendations that require additional clarification, revision, or discussion.

The next step will be to present both the proposed reorganization structure and the recommended content amendments to the broader group at the next joint meeting. Feedback from that discussion will be used to make final adjustments to the recommendations and establish the framework for moving forward with implementation.

Provided by Chair Ames

Zoning ordinance reorganization strategy for TABLE OF USES, synthesizing existing uses with SWRPC-recommended terms/treatment

	CURRENT NAME OF USE	**Proposed consolidation/edited name**	**Sarah's explanation or recommendation**	**GRAMMAR**	**R/A**	**R**	**VB 1**	**VB 2**	**B**	**C/I**	**IP**
	RESIDENTIAL										
1	~~ONE~~-FAMILY DWELLING	Single-family Dwelling			P	P	P		NP		
2	TWO-FAMILY DWELLING	Two-family Dwelling			P	SE	SE		NP		
3	MANUFACTURED HOUSING ~~ON INDIVIDUAL LOTS~~	Manufactured Housing			P	P	P				
4	MANUFACTURED HOUSING ~~DWELLING~~	Manufactured Housing							NP		
5	MULTI-FAMILY DWELLING(S)	Multi-family Dwelling				SE		P	SE		
	AGRICULTURAL										
6	~~GENERAL FARMING, INCLUDING HORTICULTURE, DAIRYING, LIVESTOCK AND POULTRY RAISING AND OTHER AGRICULTURAL ENTERPRISES OR USES.~~	Agriculture/Farming			P						
7	~~FARMING AS A BUSINESS~~	Agriculture/Farming			SE						
8	ROADSIDE STANDS ~~FOR SALE OF HOME GROWN PRODUCE~~	Farm Roadside Stand			P	P					
~~9~~	~~CUSTOMARY AGRICULTURAL USES INCLUDING GARDENS, NURSERIES, AND GREENHOUSES;~~	Agriculture/Farming				P					
10	~~COMMERCIAL GREENHOUSE OR NURSERY~~	Agriculture/Farming							P	P	
~~?~~	~~CUSTOMARY AGRICULTURAL USES INCLUDING GARDENS, NURSERIES, AND GREENHOUSES; COMMERCIAL GREENHOUSE OR NURSERY~~	?Agriculture and Retail Establishment	*? SB: production of greenhouse crops and nursery stock is agriculture. A principally retail nursery or greenhouse could instead be treated as a RETAIL ESTABLISHMENT (currently permitted in* ***VB1, VB2, B, C/I).***								
	COMMERCIAL/PROFESSIONAL										
11	~~DAYCARE FACILITY~~	Child Care Center			P	SE	SE		SE		
12	? ~~KINDERGARTEN FACILITY~~	Child Care Center OR Educational Institution	*? SB: does term refer to a child care program falling within RSA 674:81 or an educational use? If educational use, consolidate under EDUCATIONAL INSTITUTION* ***(currently permitted in C/I)***		P						
13	~~CHILD CARE FACILITY~~	Child Care Center									P
14	HOSPITAL				P				SE		
15	~~LICENSED~~ NURSING HOME	Nursing Home			P				SE		
16	NURSING HOME	Nursing Home								P	
17	~~GIFT SHOP, ANTIQUE SHOP, CRAFT SHOP~~	Retail Establishment			SE						
18	RETAIL ESTABLISHMENT	Retail Establishment					P	P	P	P	
19	VETERINARIAN, KENNEL, OR STABLE				P						
20	BUSINESS ~~OFFICES~~			singular: OFFICE	SE		P	P	P	P	P
21	BED AND BREAKFAST ~~FACILITIES~~			singular: FACILITY	SE	SE	P		P	P	
22	HOTEL OR INN							P	P	P	
23	MOTEL								P		
24	ROOMING OR BOARDING HOUSE					SE					
25	TELECOMMUNICATIONS FACILITY				SE						

		CURRENT NAME OF USE	Proposed consolidation/edited name	Sarah's explanation or recommendation	GRAMMAR	R/A	R	VB 1	VB 2	B	C/I	IP
	26	~~RECREATION USES CONDUCTED AS A BUSINESS~~	Commercial Recreation Facility			SE						
	27	~~RECREATIONAL FACILITY CONDUCTED AS BUSINESS~~	Commercial Recreation Facility					SE		P	P	P
	28	RECREATIONAL FACILITY	Recreation Facility						P			
	29	RESTAURANT						P	P	P	P	
	30	SERVICE ESTABLISHMENT						P	P	P	P	
	31	BANK OR FINANCIAL INSTITUTION							P	P	P	
	32	FUNERAL HOME								P	P	
	33	~~PRIVATE~~ CLUB OR LODGE	Club or Lodge							P	P	
	34	CLUB OR LODGE	Club or Lodge						P			
	35	FUNCTION ~~HALLS~~			singular: HALL				P	P		
	36	INDOOR ~~AUCTIONS~~			singular: AUCTION				P	P		
	37	~~RESEARCH AND DEVELOPMENT~~	Research and Development Facility							P		P
	38	~~RESEARCH AND TESTING LABORATORIES~~	Research and Development Facility						SE		P	
	39	NON-RETAIL ELECTRIC VEHICLE CHARGING STATION								P		
	40	RETAIL ELECTRIC VEHICLE CHARGING STATION									P	
	41	GASOLINE SERVICE ~~STATIONS~~			singular: STATION					SE	P	
	42	~~REPAIR GARAGE OR BODY SHOP~~	Motor Vehicle Repair Facility							SE		
	43	~~REPAIR GARAGE AND BODY SHOP~~	Motor Vehicle Repair Facility								P	
	44	MOTOR VEHICLE DEALERSHIP								SE	P	
	45	~~PRINTING AND PUBLISHING ESTABLISHMENTS~~	Printing and Publishing Establishment					P			P	
	46	~~PUBLISHING COMPANIES~~	Printing and Publishing Establishment									P
	47	TELEPHONE AND INTERNET SALES							P			
	48	SELF-STORAGE FACILITY										SE
	48	VEHICLE WASH FACILITY								SE	P	
	50	DRIVE-THROUGH FACILITY								SE	SE	
	51	TELECOMMUNICATIONS FACILITY				SE						
		INDUSTRIAL										
	52	INDUSTRIAL PARKS			singular: PARK	SE				SE		
	53	REMOVAL AND PROCESSING OF CLAY, SOD,LOAM, CRUSHED STONE, SAND OR GRAVEL FOR SALE				SE				SE	SE	
	54	SEPTAGE ~~LAGOONS~~			singular: LAGOON	SE				SE	P	SE
	55	BULK STORAGE AND DISTRIBUTION OF LARGE QUANTITIES OF MATERIAL, LIQUID, SOLID OR GASEOUS INTENDED FOR RESALE	Bulk warehousing/storage *(?)* of large quantities of material, liquid, solid or gaseous intended for resale	*? SB: Does the Town intend bulk storage to receive different treatment from ordinary warehousing? If yes, develop a separate definition.*								
			Bulk distribution of large quantities of material, liquid, solid or gaseous intended for resale	*SB: retain bulk storage and bulk distribution, separately*								

	CURRENT NAME OF USE	Proposed consolidation/edited name	Sarah's explanation or recommendation	GRAMMAR	R/A	R	VB 1	VB 2	B	C/I	IP
56	~~WHOLESALE, WAREHOUSING OR MANUFACTURING FACILITY~~	Wholesale Establishment	*SB: Do not retain as a combined term. Assign, as applicable, to: Manufacturing OR Warehouse/ Warehousing and Distribution OR Wholesale Establishment*						SE?		
	~~WHOLESALE, WAREHOUSING OR MANUFACTURING FACILITY~~	Warehouse							SE?		
	~~WHOLESALE, WAREHOUSING OR MANUFACTURING FACILITY~~	Manufacturing							SE?		
57	~~WHOLESALE, WAREHOUSE, AND STORAGE FACILITIES~~	Wholesale Establishment								P?	
	~~WHOLESALE, WAREHOUSE, AND STORAGE FACILITIES~~	Warehouse								P?	
58	~~WHOLESALE, WAREHOUSE OR STORAGE FACILITIES WITH OFFICE, REPAIR AND CUSTOMER SERVICE AREAS~~	Wholesale Establishment						SE?			
	~~WHOLESALE, WAREHOUSE OR STORAGE FACILITIES WITH OFFICE, REPAIR AND CUSTOMER SERVICE AREAS~~	Warehouse						SE?			
59	~~WAREHOUSING~~	Warehouse									P
60	~~WHOLESALING~~	Wholesale Establishment									P
61	~~MANUFACTURING FACILITY~~	Manufacturing						SE			
62	~~MANUFACTURED USES~~	Manufacturing			SE						
63	~~ESTABLISHMENTS ENGAGED IN THE MANUFACTURING, ASSEMBLY, COMPOUNDING, PROCESSING/PACKAGING, TREATMENT OR DISTRIBUTION OF PRODUCTS INCLUDING PRIMARY PRODUCT PRODUCTION FROM RAW MATERIALS~~	Manufacturing								P	
64	~~MANUFACTURING, PRODUCTION, FABRICATION, PROCESSING, PACKAGING, ASSEMBLY, REFURBISHING AND/OR REPAIR OF GOODS~~	Manufacturing									P
65	UTILITY GENERATION							SE			
	ACCESSORY										
66	HOME OCCUPATION				P	P	P	P	P	P	
67	HOME-BASED BUSINESS				P	P	P	P	P	P	
68	ACCESSORY ~~USES WHICH ARE~~ CLEARLY INCIDENTAL TO THE USES PERMITTED HEREIIN			singular: USE WHICH IS	P	P	P	P	P	P	
69	ACCESSORY ~~BUILDINGS~~ HAVING A FOOTPRINT OF 1000 S.F. OR GREATER OR 25 FEET OR MORE IN HEIGHT			singular: BUILDING	SE	SE	SE				
70	STORAGE SHED >- 200SF				P	P	P				
	EDUCATIONAL, INSTITUTIONAL										
71	~~EDUCATIONAL OR RELIGIOUS INSTITUTION, CLUB, OR LODGE WHEN THE PRIMARY FUNCTION IN INDOORS~~	Educational Institution	*SB: remove "Club or Lodge" from the combined institutional category, and use the CLUB OR LODGE definition* ***(currently permitted in VB2, B, C/I)***		SE						
72	~~EDUCATIONAL, GOVERNMENTAL, OR RELIGIOUS FACILITY~~	Governmental Use				?SE		?P	?P	?P	
	~~EDUCATIONAL, GOVERNMENTAL, OR RELIGIOUS FACILITY~~	Religious Use				?SE		?P	?P	?P	
73	~~EDUCATIONAL ACTIVITIES~~	Educational Institution								P	