

Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – February 13, 2020

The regular meeting of the Swanzey Planning Board was called to order at 6:00 p.m. by Chair Glenn Page at Whitcomb Hall, Main Street, West Swanzey, NH. Members present: Glenn Page, Scott Self, Richard Sainsbury, Michael York, Ruth Snyder, Alternate Steve Malone and Selectmen’s representative Sylvester Karasinski. The Chair took the roll and read aloud the agenda for the meeting. Page seated Malone for Johnson.

Absent: Jane Johnson

Others Present: Director of Planning and Economic Development Matthew Bachler, James Hancock, and Surveyor Joe DiBernardo from DiBernardo Associates, LLC, Carol Debell

Regional Impact: Board members considered whether any items on the agenda could be construed as having potential for regional impact. **Motion** was made by Self that there is no item on the agenda which can be construed to have potential for regional impact. There was a second by Snyder with no further discussion. All were in favor. **Motion passed.**

Minutes:

Minutes from January 23, 2020 were considered. **Motion** was made by Sainsbury to approve the minutes of January 23, 2020. There was a second to the motion by York. All were in favor. **Motion passed.**

APPLICATIONS

Subdivision Application – Gary E. Ferner and Kenneth A. Ferner request a four-lot subdivision for property situated off Winch Hill Road and Pebble Hill Road and shown at Tax Map 62, Lot 15. The subject property is located in the Rural/Agricultural District. The area of the existing lot is approximately 18.26 acres in size and is currently undeveloped. The lot has approximately 712 feet of frontage on Pebble Hill Road along its northern boundary and approximately 795 feet of frontage on Winch Hill Road along its eastern boundary. The proposed plan would subdivide the existing lot into four residential lots. Three of the proposed lots would gain access from Winch Hill Road. The fourth lot would use an existing woods road on Pebble Hill Road for access. It was noted that the smallest lot is 3.09 acres and the largest lot is 5.34 acres.

Discussion:

Joe DiBernardo was present to display the drawing for the proposed subdivision. He said subdivision approval has been submitted to the State and the developer is awaiting that approval. DiBernardo spoke about the driveways and pointed to them. He indicated a wetland area to the rear of the property.

Abutter Carol Debell was present to ask for an explanation about the wetlands. She said water runs down Winch Hill and asked about the drainage plan for the property. She asked about 30 inch culverts and Bachler said he visited the site with Department of Public Works Director Glenn Smith who recommended that three lots with driveways on Winch Hill all require 15 inch culverts for the driveways and that they be placed in at the same time to ensure proper drainage. Debell asked who is responsible for the culverts. Bachler said a driveway permit must be approved before a building permit is issued. DiBernardo said the lots will be sold individually, but once the first is sold, the next two driveways will be put in at the same

time by the Ferners. Bachler said the first 20 feet or so would be put in. Debell said there will be extra traffic on the road during mud season, and asked if there any plans for paving that road. Karasinski said there is no plan at this point to pave the road.

Motion was made by Self that the application of Gary E. Ferner and Kenneth A. Ferner for a four-lot subdivision for property situated off Winch Hill Road and Pebble Hill Road and shown at Tax Map 62, Lot 15 and located in the Rural/Agricultural District is complete and ready for public hearing. There was a second to the motion by Snyder and no further discussion. All were in favor. **Motion passed.**

Public hearing opened at 6:12 pm

Discussion: Malone asked about the composition of the driveways. DiBernardo said they would be gravel. He added that this is something the property owner will decide. The Chair asked if anyone else had any comments or questions and there were none.

Public hearing closed at 6:13 pm

Motion was made by Snyder to approve the application of Gary E. Ferner and Kenneth A. Ferner for a four-lot subdivision for property situated off Winch Hill Road and Pebble Hill Road and shown at Tax Map 62, Lot 15 and located in the Rural/Agricultural District with the following conditions: obtaining any required approvals from New Hampshire Department of Environmental Services, obtaining the appropriate driveway permits, and driveway entrances for Lot 15-2, 15-3 and 15-4 shall be installed at the same time with required culverts and the same time as a building permit is issued for any of the three lots. There was a second to the motion by Self and no further discussion. All were in favor. **Motion passed.**

DISCUSSION/OTHER BUSINESS

Master Plan Update – Focus Group Meeting Schedule

Bachler passed out the schedule and asked the members to attend as many of the meetings as possible. Bachler said information will be posted in a variety of places in town like libraries, on the Town's website, and other public places. Bachler said he has about 80 email addresses to send a notice to.

Other dates:

- State Office of Strategic Initiative conference will be held on Sat. May 30, 2020 in Concord. He noted there are funds in the department budget to pay for attendance. York said Planning Board and Zoning Board of Adjustment (ZBA) members may be required to pass a test in the future to serve on those boards.
- SWRPC annual meeting next Tuesday Feb. 18 at 5:30
- Feb. 19th – public meeting at Whitcomb Hall for reconstruction project for South Winchester, West, and Swanzey Streets at 6 pm.

Next Meeting: February 27, 2020

ADJOURNMENT

Motion to adjourn was made by Sainsbury. There was a second to the motion by Malone with all in favor. **Motion passed.** Adjournment occurred at 6:21 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Beverly Bernard". The signature is fluid and cursive, with the first name "Beverly" written in a larger, more prominent script than the last name "Bernard".

Beverly Bernard, Recording Secretary