Tilton Planning Board
Meeting Minutes – May 28, 2013

Agenda: (Approved 6-25-13)
6:30 p.m. Call to order.
   1.) Conceptual discussion with Tilton School for an athletic field.
   2.) Conceptual discussion with Country Meadows Manufactured Home Community for subdividing house and property from the mobile home park.

Other Business:
   Approval of the April 23, 2013 and May 14, 2013 minutes.
   Correspondence and any other business
   Master Plan review
   Zoning Regulations review


Others Present: Susan Mohn, Nathan Collins, Elizabeth Sheehan, Peter Saliba, Kevin Lacasse, and Augusta Marsh.

Meeting: The Chairman called the meeting to order at 6:30 p.m.

   1) Conceptual discussion with Tilton School for an athletic field.

Peter Saliba, Tilton School Headmaster, began by stating the school had received a large monetary gift from an alumni and they plan to use the gift to construct a turf field on part of the school property. Mr. Saliba stated they are proposing to install the turf field on the property known as the Lawrence property located on Pillsbury Lane. The property currently has a vacant house and barn that will be torn down.

Susan Mohn of John G. Crowe Association has been working for the Tilton School on the design for the field. Ms. Mohn explained the site sits at the northern corner of the campus. The site has wetlands or wetland soils that have been mapped and surveyed in the northern part of the site. The plan is to stay out of the 20 ft wetland buffer and the setbacks. The plan for the property will be designed to be developed in two phases. Phase I will be to construct the turf field with artificial turf, bleachers and retaining wall. Phase II will be to construct the tennis courts, parking area with 27 spaces along with a bus turn off area which has been discussed with Mr. Allen of the Dept of Public Works. There will be a retention area to handle the parking lot runoff. Ms. Mohn stated in the Phase II development, they are planning to construct lighting for the field. The lights will have full hoods and only be on during games.

The Board had some questions on parking and the use of a PA system. Mr. Saliba explained the school has a lot of parking by the ice rink area and behind the gym. The PA system currently is used for the football team during games but unsure if the other teams would be using that system.

The Board had a question on whether this type of field would need a Special Exception from the Zoning Board of Adjustment. Chairman Pyra stated the Board would call the Local Government Center for clarification and get back to Mr. Saliba as to how the school needs to proceed.

The Board agreed this plan would need to do a site plan which would allow the abutters to view the plan and to have input. This would also allow the Town to have the plan on file.

2. Conceptual discussion with Country Meadows Manufactured Home Community for subdividing house from the mobile home park.

Kevin Lacasse, manager of the Country Meadows Manufactured Home Community, stated he is basically
looking to separate the house and land from the park property. The house is in the process of being renovated. The sale of the house would allow funds to be reinvested upgrading the park. Mr. Lacasse had copies of the plan showing the subdivision area for the board to review.

Mr. Lacasse had the property surveyed for the subdivision. The surveyor and the wetland engineer has determined only 1.269 acres around the house is dry land which does not meet the Town's requirement of 3 dry acres for a subdivision in the Rural Agricultural District. Mr. Lacasse is proposing to use 7.29 acres for the subdivision. He would like direction from the Planning Board as to how he should proceed.

The Board advised Mr. Lacasse seek a variance with Zoning Board of Adjustment to Article 14.2 of the zoning ordinance which states no wetlands can be part of the minimum acreage required. Mr. Lacasse is proposing the additional acreage to compensate for the lack of dry land.

Minutes:

Meeting minutes of April 23, 2013 were brought to the floor for discussion and approval. Ms. Plessner made a motion to approve the April 23, 2013 meeting minutes as corrected. Motion was seconded by Ms. Alden. Vote taken, motion passed. Mr. Pyra and Mr. Benson abstained from the vote.

Motion made by Ms. Plessner to bring the May 14, 2013 minutes to the floor for review and approval. Motion seconded by Mr. Pyra.

After review of the minutes with several changes recommended a motion was made Ms. Plessner to approve the May 14, 2013 as corrected. Motion seconded by Ms. Tilton. Vote taken, motion passed. Ms. Alden and Mr. Benson abstained from the vote.

Correspondence:

- Recording of an Easement Plan (Tax Map U2A Lots 2-18 and U2 Lot 43) Winnisquam Resort Condominium for the Town's records.
- Approved DOT Driveway Permit for single family residence on Silver Lake Road (R10/64)
- Approved DOT Driveway Permit for 14 Clark Rd for paving.
- Approved DOT Driveway Permit for multi-business drive at 456 Laconia Rd (R10/1A).
- Email from James Morris owner of property at 15 Cedar Street would like to add an additional use to do maintenance and repair of motor vehicles at the site.
- DOT to hold a meeting on June 6 at the Tilton Town hall for input on bridge repair and installation of scour remediation countermeasures at piers 1 & 2 on both bridges I93 NB & SB over the Winnipesaukee River and Railroad between Towns of Northfield and Tilton.
- Rescheduled Lakes Region Broadband Stakeholder Group Presentation for June 17, 2013 at 9 to 11 a.m at the LRPC conference room in Meredith, NH.
- Email received from Nick Canzano concerning the discussion he had with the Board on May 14 for the flea market and camping at Mr. Chaille's property along Rte 3.
- DES -Wetland permit application (Tax map U2/47) to install a docking system on Lake Winnisquam for a single family residence.

Master Plan Review:

The Economic and Demographics chapter still needs to be reviewed and updated. Ms. Plessner suggested at the next meeting the Board should review the Master Plan in preparation to have the public hearing.

Ms. Plessner stated the Board should have a workshop to just review the Master Plan. Ms. Marsh informed the Board there were no cases scheduled for the June 11, 2013 meeting. It was agreed to hold
the Master Plan workshop on June 11, 2013.

Zoning Regulations Review:

The Board discussed the review of the signage regulations and how to contact call the business owners to have a public hearing. Suggestions were to send a letters to all the business owners. Mr Pyra suggested having some type of survey on the web site the businesses could respond to. Also the Board needs to decide on a date to hold the public hearing.

Hearing no further discussion Ms. Plessner made a motion to adjourn the meeting. Motion seconded by Ms. Alden. Motion passed.

Meeting adjourned at 9:00 p.m.

*Ms. Marsh paused the meeting in the beginning to try to adjust the recording equipment. When reviewing the tape to type the minutes there was a very loud noise over the recorded voices.*

(These minutes are subject to the review and approval by the Planning Board at the next scheduled meeting.)