Tilton Planning Board  
Meeting Minutes - September 24, 2013

Agenda: (Approved on 10/8/13)
6:30 p.m. Call to order.
   1.) Conceptual discussion with Gaslight Village Cooperative

Other Business:
   Approval of the September 10, 2013 minutes
   Correspondence
   Finalize Master Plan
   Any other business

Members Present: Eric Pyra - Chairman, Jane Alden - Vice Chairman, Elaine Grace and Sandy Plessner - Ex Officio.

Others Present: Jeanne Wright with ROC-NH, Irene Reynolds Vienneau - Vice President of Gaslight Village Co-op, Glenn Vienneau, Vinal Worster - Treasurer of Gaslight Village Co-op, Mary Dubia - Secretary of Gaslight Village Co-op, Jeff Preston - President of Gaslight Village Co-op, and Augusta Marsh.

Meeting: Chairman Pyra called the Planning Board meeting of September 24, 2013 to order at 6:30 p.m.

1) Conceptual discussion with Gaslight Village Cooperative.

Jeff Preston, President of the Gaslight Village Co-op, stated the Co-op would like to redevelop the front of the property into a second park with 10 units. The front of the property is currently leased to Raicor Housing. Mr. Preston stated the Co-op would like to hire an engineer to survey the property and help design and develop the land into lots to place homes on. The co-op will install pads in new sites for the new or used home placement.

Ms. Plessner explained a survey of the property needs to be done as the recorded survey is missing some numbers so it is impossible to know how much property there is. Once the survey is completed the Co-op can decide how they want to move forward.

Ms. Grace asked how many sites are currently in the co-op. Mr. Preston stated there are 29 sites total.

Ms. Alden asked if Raicor is still there? Mr. Preston stated Raicor is still leasing the space but the only thing left is the office unit and that is up for sale.

Jeanne Wright with ROC-NH is working as a technical adviser for Gaslight Village Co-op. Ms. Wright continued by explaining one of the co-op's concerns is if Raicor pulls out it will leave the Co-op with a large short fall of income. The Co-op members are trying to find the best use for the front of the property. Ms. Wright stated the people in this co-op really want to have a place for people to live rather than leasing the property and being landlords. Ms. Wright asked if the acreage is less than what is needed to create a new park, could the Co-op seek a variance?

Ms. Plessner stated yes they could seek a variance for the acreage but will also need to seek a variance as manufactured housing, parks and subdivisions are not a permitted use in the Mixed Use
District. There may be other variances but they all could be applied for at one time to save money on the mailings to the abutters.

Ms. Plessner suggested there may be some maps the Co-op may have from when the co-op was created. Ms. Plessner stated if the maps could be located it would help the surveyor doing the newest survey.

Mr. Preston asked what permits would be required once the Co-op has completed a site plan and has received variance approvals. Ms. Plessner stated the Co-op will need a building permit from the Building Inspector prior to beginning construction. The Co-op will also need to update the driveway permit with Dept. of Transportation, the Co-op will need to see the Sewer Dept for an application to connect sewer and Lochmere Village Water District for water connections. Once the Co-op has plans made for the site Plan, they need to be reviewed by the Fire Department.

Minutes:

Ms. Alden made a motion to bring the September 10, 2013 meeting minutes to the floor for discussion and approval. Motion was seconded by Ms. Grace. Vote taken, motion passed.

The Board reviewed the meeting minutes and noted several minor changes. Ms. Alden made a motion to accept the meeting minutes of September 10, 2013 as corrected. Motion was seconded by Ms. Plessner. Vote taken, motion passed.

Correspondence:

- 2013 NH Bicycle and Pedestrian Grant Program. Deadline for grant letter is Oct. 9, 2013.
- Sulloway & Hollis - Master signage Plan for Wal-mart expansion.
- LRPC Commission meeting will be on Sept 30, 2013 at Gilford Library.
- DES - request for more information for Alteration of Terrain Application for the Tilton School field.

Other Business:

Master Plan - Ms. Marsh stated the font had been changed but the table of contents page still needed to be renumbered.

Chairman Pyra noted there are several Board members not present for this meeting so the Board agreed to wait on adopting the updated Master Plan until the next Planning Board meeting on October 8, 2013.

2014 Budget:

The Planning Board reviewed the budget for Land Use. The Board agreed to level of fund the budget.

Motion was made by Ms. Plessner to approve the 2014 Land Use budget as presented. Motion was
Tilton Planning Board
Meeting Minutes - September 24, 2013

seconded by Ms. Alden. Vote taken, motion passed.

822 Laconia Road Settlement:

Ms. Plessner reviewed the 822 Laconia Road settlement with the Planning Board. The owner has agreed to move forward with the original approval and notice of decision dated April 25, 2007. The Planning Board will be checking to make sure the owner of 822 Laconia Road is meeting all the conditions and recording all condominium documents and plans approved by the Board. If they make any changes, the owner of 822 Laconia Road will need to do an amended site plan with the Planning Board.

Hearing no further discussion, a motion was made by Ms. Plessner and seconded by Ms. Alden to adjourn the meeting. Vote taken, motion passed.

Meeting adjourned at 7:55 p.m.

Minutes prepared by Augusta Marsh

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