Tilton Planning Board
Meeting Minutes - November 12, 2013

Agenda:
(Approved on 12-10-13)
6:30 p.m. Call to order.
1) Conceptual discussion on the proposed development of the property located at 80 & 96 E. Main Street in the Regional Commercial District. (R24 Lots 12 & 13)
2) Conceptual with Mr. Belanger and Mr. Mobeen from Country Lakes to discuss for a subdivision and the modification to the condominium documents. (R7/11 & R9/1)

Other Business:
- Approve the October 29, 2013 meeting minutes
- Correspondence
- Other Business

Members Present: Eric Pyra - Chair, Jane Alden - Vice Chair, Rich Benson, Judy Tilton, and Sandy Plessner - Ex Officio.


Meeting: Chairman Pyra called the meeting to order at 6:31 pm.

1) Conceptual discussion on the proposed development of the property located at 80 & 96 E. Main Street in the Regional Commercial District. (R24 Lots 12 & 13)

Chris Rice with TF Moran stated he was here on behalf of the owners of the property at 80 & 96 E. Main Street. The property sits across from the Lowes and Kohl’s signal light. The property is currently two parcels, the intent is to consolidate the two parcels and subdivide it into three (3) parcels. The main access will be at the signal light with another access at the lower end near the post office. The access near the post office will have to be discussed with DOT as they may require a right turn only exit lane. The plan shows that the individual lots that will share cross access as one development. The plan shows a 3.2 acre parcel with a 4000 sq ft gas station with a convenience store, the middle parcel is for a proposed auto parts store and the last parcel is for a bank or fast food restaurant with a drive thru. These are all in the conceptual phase.

Mr. Rice explained that the preliminary plans has respected all the Town’s zoning regulations including the 20 ft setback wetland buffer. He would like to ask if the Board would support a special permit to grade within the 20 ft buffer which would allow the reduction of the retaining wall height by 5 ft.

Ms. Plessner stated a Special Use Permit application must be submitted which is handled by the Planning Board but also requires the plan to go before the Conservation Commission.

Mr. Rice wanted to discuss the required setbacks. In reading the definition of structure, Mr. Rice said the pavement and parking spaces are considered a structure. Mr. Rice told the Board the property is in the Regional Commercial District and has 50 ft side setbacks but the plan has a fair amount of green space planned so he wondered if the Board would allow the parking in the setbacks or would he have to try for a variance with the ZBA.

Ms. Plessner stated they would need to go to the ZBA for a variance from the required setback. Ms. Plessner also noted Mr. Rice should review the plan with the T-N Fire Department, T-N Aqueduct, and the Tilton Sewer Department as well as DOT for the additional curb cut.
Mr. Benson had questions concerning the runoff into the existing ditch. Mr. Rice stated the plan is to curb the area and collect the runoff into an underground detention system.

2) Conceptual with Mr. Belanger and Mr. Mobeen Country Lakes Condo to discuss a subdivision and the modifications to the condominium documents. (R7/11 & R9/1)

Mr. Belanger and Mr. Mobeen were present. Mr. Belanger stated they are having issues obtaining insurance on the hotel property. Mr. Belanger gave a history of the hotel which was a condominium unit they called the Rodeway Inn. Mr. Mobeen is the owner of the hotel and Mr. Belanger currently owns 3 units and is buying a 4th unit. We are here to discuss three issues.

1) Mr. Mobeen would like to add a guest lounge to the hotel. This would be an area to allow the guests to gather to read, watch TV or play games. Mr. Belanger asked if they could add a lounge by applying for a building permit?

2) The hotel as a unit in the condominium does not work. The condominium association is looking at separating the hotel and camp ground from the cottages. The cottages would still be part of a condominium but the hotel would remain a commercial property and not be a unit in the condominium. Mr. Belanger continued by saying they would also like to be able to expand the cottages to use them as second homes. Some of the owners like to use their units year round and some like to rent their units when they are not using them.

3) The idea of having a hotel and cottages does not work well as far as management. It is very difficult to screen applications for the cottage rentals. The property owners have agreed they would like to see the hotel and cottages separated.

Mr. Belanger would like the Board to determine if the cottages can be enlarged. The original units are only one bedroom which is hard to rent to a family. Two of the units have been enlarged with the approval of the condo’s Board of Directors and approved building permits from the Building Inspector.

Mr. Belanger stated they are aware a survey would need to be done to separate the properties and the condominium documents and by-laws would need to be amended. Mr. Belanger asked how the Board feels about these proposed changes before the Condominium Association incur the cost of the survey and lawyer fees.

The Board stated an amended site plan for the addition to the hotel, survey for the subdivision of the property, and amended condominium documents would need to be done.

Minutes:

Chairman Pyra brought the October 29, 2013 meeting minutes to the floor for review and approval. Ms. Plessner noted several corrections.

Ms. Tilton made a motion to accept the October 29, 2013 meeting minutes as corrected. Motion seconded by Mr. Benson. Vote taken, motion passed with Ms. Alden abstaining from the vote.

Correspondence:
Tilton Planning Board
Meeting Minutes - November 12, 2013

✔ DOT approved driveway permit for 603 Laconia Rd (U2/47)
✔ Fire Dept list of violations for their visit to 822 Laconia Rd on 11/4/13 for CO inspection.
✔ Letter from Cleveland Waters and Bass with the clarification to the convertible land.
✔ Copy of the note to Al LaPlante to check on 562 W. Main for indoor yard sale.
✔ Cease & Desist to Kevin Hardy 562 W. Main Street violation of running an indoor yard sale without an approved site plan on file. Ordered to correct the violation by 12/30/13.
✔ Memo from the Fire Dept stating 562 W. Main Street noting no indication of a fire or the building being condemned.
✔ Copy of the Planning Boards question to Code Enforcement with his responses.
✔ NH Town & City - November/December issue.

Other Business:

Jamie Dolpies, owner of the property, at 261 Main Street submitted a change of use application to open an All in Fitness business at this location.

The Board reviewed the application and agreed there was no change to the building and would not require a site plan to be done. The only item they would like address was the hours of operation.

Zoning Regulations:

Ms. Plessner has been looking into the zoning regulations regarding as to what the Town currently has on sexual orientated businesses may not survive a court challenge.

Chairman Pyra stated he has reviewed the signage regulations but needs more time. Ms. Tilton also she stated she needs more time.

Ms. Marsh asked about taxi cab service being looked at in Tilton. Ms. Plessner will be bring this up at the Selectmen's meeting.

Hearing no further discussion motion was made and seconded to adjourn the meeting.

Meeting adjourned at 8:35 pm.

Minutes prepared by Augusta Marsh

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