TILTON PLANNING BOARD
Meeting Minutes - January 14, 2014

Agenda: (Approved on 1/28/14)
6:30 p.m. Call to order.

Other Business:
   Approve the December 10, 2013 minutes
   Correspondence
   Other Business
      a) Zoning Regulations

Members Present: Eric Pyra - Chairman, Elaine Grace, Judy Tilton and Sandy Plessner - Ex Officio.

Others Present: Juliet Harvey and Augusta Marsh

Meeting: Chairman Pyra called the January 14, 2014 meeting of the Planning Board to order at 6:42 pm.

Minutes: Motion was made by Ms. Plessner and seconded by Ms. Tilton to bring the December 10, 2013 minutes to the floor for review and approval. Vote taken, hearing no objections, motion carried.

Hearing no changes or omission, a motion was made by Ms. Plessner and seconded by Ms. Grace to approve the December 10, 2013 meeting minutes as written. Vote taken, hearing no objections, motion carried.

Correspondence:
   • Copy of a boundary survey for 14 Poplar Street (U6/41) - to be recorded at the registry.
   • Letter from DOT requesting additional information prior to processing the driveway permit for 304 Laconia Rd.
   • South Bay Resort copy of the recorded Condominium Declaration and Bylaws at 822 Laconia Rd.
   • Emails from Eric Mitchell and Domenic Canzano with updates on the 822 Laconia Rd project.
   • Letter from Katherine Dawson, health inspector, on issue with the 822 Laconia Road project.
   • Agriculture, "Agritourism: & Local Land Use Controls to be held on Jan 30, 2014 from 1:30 to 4 pm at N H Municipal Association Office at 24 Triangle Park Dr in Concord, NH.
   • Approved DOT Driveway permits for 40 Tilton Rd and 407 W. Main Street.
   • Natural Resources workshop to be held on Jan 31 at LRPC in Meredith, NH from 10:30 am to 2:30 pm.
   • NH Town & City Jan/Feb issue.
   • Community Training in Ecological Design to be held in Boscawen,NH from Jan 17 to Feb 12. Cost of $395 for the training.
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- Liberty Utilities reminding anyone digging should contact "Dig Safe" before digging.

Other Business:
New member applications:

Chairman Pyra presented the two new member applications which the Board of Selectmen have reviewed and requesting the Planning Board to make a recommendation.

Chairman Pyra noted Juliet Harvey attended at the December 10th Planning Board meeting and is here this evening. After a short discussion with Juliet to clarify if she would become a full Board member and she agreed.

Ms. Plessner made a motion to recommend to the Selectmen to approve the application for Ms. Harvey to become a full Planning Board member. Motion was seconded by Ms. Tilton. Vote taken, hearing no objections, motion carried.

Chairman Pyra reviewed another application for Christine St. George. Ms. Plessner suggested the Board invite her to the next meeting to meet with the Board. Ms. Marsh will contact Ms. St. George.

Lot Merger: Chairman Pyra reviewed and signed the lot merger for Richard and Toni Belair to merger lots R9/28 and R9/29 into one lot. This will allow for the additional shore frontage required to have a dock. Document will be sent to the Belknap County Registry Deeds to be recorded.

South Bay - 822 Laconia Rd.

Chairman Pyra noted the 120 day deadline is coming up on February 2. Ms. Plessner stated she has spoken to Atty McGuffin and he would like an update on the progress South Bay has made to meet the deadline.

Ms. Plessner stated she had spoken to Mr. LaPlante, the Building Inspector, who explained they are very close to receiving the certificate of occupancy for the 4 unit building.

Ms. Dawson submitted a letter stating her concerns with the wiring in unit 5 and feels they are in non-compliance as they have failed to complete the site plan requirement as the cottages have continued to be rented as dwelling units. Ms. Plessner explained that the owners were only doing phase 1 of the project at this time. Ms. Plessner stated if the rental of the cottages is a issue maybe this could given to the attorney to address.

Ms. Plessner stated it was her understanding during Mr. Canzano meeting with the Planning Board Mr. Canzano was contracted by the present owner in order to complete the required work to get the certificate of occupancy for the four (4) unit building; to complete the condominium documents and by-laws so they could be recorded and hiring Eric Mitchell to
update the plans and resubmit the required permits to the State of New Hampshire.

Mr. Mitchell's email stated "his office is preparing the updated plans for the project. The design and application work for the wetlands and alteration of terrain permits are finished and will be submitted as soon as the owner signs them".

The Town has received copies of the recorded Condominium Declaration and Bylaws for South Bay Resort.

After some discussion the Board agreed South Bay is continuing to working towards the goal of completing Phase I of the plan but they are not there yet.

The Board instructed Ms. Marsh to send copies of the emails, Ms. Dawson letter and a draft of the minutes of this meeting to Atty McGuffin along the question the Board had on the cottage units that are still being rented on a full time basis.

Zoning Regulations:

Discussion of signage along Rte 3/11 and in the Downtown. The businesses in the Downtown do not have any property in front of the building to display signage. It has been suggested the possibility of having a signs on each end of town that could display all the business located on the Main Street. The biggest issue with this type of signage is where do you put the signs.

Ms. Plessner suggested the Planning Board may want to form a committee to work on signage and zoning regulation through year. The committee could be members of the Planning Board and people from the community.

Ms. Plessner made revisions to the sexual orientated business section and suggested having them reviewed by the attorney at Local Government Center.

Mr. Pyra asked to have Mr. LaPlante find out why Title Cash Loans has a number of unregistered cars at the business.

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

Meeting adjourned at 7:40 pm.

Minutes prepared by Augusta Marsh

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