TOWN OF TILTON

PLANNING BOARD MEETING

JULY 24, 2001

MEMBERS PRESENT:

Bob Sharon, Chairman
Michelle Jackson
Susan Clark
Sandy Plessner
Mike Curley, Vice Chairman
Katherine Dawson (sitting in for Bob Brown as Ex-Officio)
Bob Brown, Ex-Officio

OTHERS PRESENT:

Allan Demko
Dexter Dyment
Larry Prince
Nina Gardner
David Walsh
Frances Mathaisell
Norman Couture
John Teague
Rick Lepene
Joe Plessner

AGENDA:

6:30 PM      Call to Order
Minutes of June 10, 2001
Correspondence
Any other business

7:00 PM      Case #0114-Winnisquam School District#59, Helen Grevior 1986 Trust and Frances Mathaisell- Boundary Line Adjustment and Surveys. Applicant proposes land transfers along with associated boundary line adjustments. Properties are located on West Main Street, Tilton, NH 03276. Tax Map R-26, Lots 34 & 37 and Map U-8 Lot 14 in the Village Residential District and the General Commercial District.

7:30 PM      Case #0115-Greased Lightning (David Walsh)-Amended Site Plan. Applicant proposes to amend site plan previously approved by the Planning Board on 4/24/01. Changes include reducing area to be paved, modifying the retaining wall and moving the location of the office. Property is located at 4 Manville Road, Tilton, NH 03276. Tax Map R-22 Lot 9 in the Resort Commercial District.

8:00 PM      Case #0116-Richard L. Lepene-Amended Site Plan. Applicant proposes to amend site plan previously approved by the Planning Board on 2/27/01. Property is located at 596 W. Main Street, Tilton, NH 03276. Tax Map R-26 Lot 20 in the General Commercial District.

### MEETING:

6:50 PM      Call to Order. Chairman Sharon called to say he would be late. Vice-Chair Mike Curley will Chair the first case. Chairman Curley asked if all the members had read the minutes of June 10th. Sandy Plessner made a motion to accept the minutes of June 10th as presented. Katherine Dawson seconded the motion. No discussion. The Chair called for a vote. All voted in favor.

### CORRESPONDENCE:

1. Letter dated 7/20/01 from the Department of Environmental Services revising the site specific permit for Tilton Mac-Cal.
2. Letter dated 7/16/01 from the Department of Environmental Services issuing site specific permit #WPS-5954 for Ryan Tractor.
3. Letter dated 4/12/01 from the Department of Transportation stating Ryan Ford Tractor did not need a driveway permit.

7:10 PM      Case #0114 for Winnisquam Regional School District #59, the Helen Grevior 1986 Trust and Frances Mathaisell. No
disqualification's. Chairman Curley told the Board he found the application to be substantially complete and asked for a motion. Sandy Plessner made a motion to accept the application. Katherine Dawson seconded the motion. No discussion. The Chair called for a vote. All voted in favor.

Rick Lepene gave letters of authorization from property owners involved in the Boundary line adjustments to the Board. Mr. Lepene explained the properties involved were all part of the Boundary line adjustment but for simplicity Mr. Lepene would divide the case into part A and B. Part A would be the land transaction between the Helen Grevior Trust and Frances Mathaisell in which a piece of property consisting of 1.34 acres would be taken from lot 37 on Map 26 belonging to the Grevior Trust and merged with Frances Mathaisell's lot 34 on Map 26. Part B would be the transaction between Frances Mathaisell and Winnisquam Regional School District in which a triangular piece of property consisting of 5.45 acres would be taken from Frances Mathaisell's lot 34 and merged with Winnisquam Regional School District lot 14 on Map U-8. Mr. Lepene stated that once all of the land acquisitions were complete the School District would return to the Board to consolidate all of their lots into one lot of record.

Susan Clark asked where the dividing line was between the zoning districts and was shown the dividing line followed the current school property boundary line. Ms. Clark stated that they would end up with a property in two different zones. Ms. Clark wondered whether there was a possibility of moving the line so the school property could be in one zoning district. Discussion concluded with the possibility of moving the zoning district line to place all of the school property into one zone.

7:30 PM Chairman Curley opened and closed the meeting to public sentiment as there was on one who wished to speak.

After a brief discussion, the Board elected to vote on Part A and B of the project separately. Sandy Plessner made a motion to accept the Boundary Line and Annexation Plan between the 1986 Helen Grevior Trust and Frances Mathaisell. Michelle Jackson seconded the motion. No discussion. The Chairman called for a vote. All were in favor.

Sandy Plessner made a motion to accept the Boundary Line and Annexation Plan between Winnisquam Regional School District and Frances Mathaisell. Michelle Jackson seconded the motion. No discussion. The Chairman called for a vote. All were in favor.

7:35 PM Case #0115- An amended site plan for Greased Lightning. No disqualification's. (Bob Sharon has arrived and resumed his duties as Chairman.) Chairman Sharon told the Board he had found the application to be substantially complete and asked for a motion. Sandy Plessner made a motion to accept the application. Mike Curley seconded the motion. No discussion. The Chairman called for a vote. All were in favor.

Mr. Lepene explained the changes included turning the building slightly for better road appearance, reducing the amount of paved area and lessen the grade slightly in areas where the retaining wall would be.

David Walsh presented the Board with copies of the building elevations.

Michelle Jackson asked what size tanks would the business have in the basement and Mr. Walsh told her they varied from 200 gallons up to 2000 gallons. Mr. Walsh finished by saying the basement acted as a vault for the tanks.

Ms. Jackson asked where the pump out for the tanks was and Mr. Walsh replied there would be lines coming in through the basement wall, similar to home heating oil fills, for delivering new oil and removing waste oil.

Ms. Dawson asked how Mr. Walsh would water proof the basement. Mr. Walsh replied the contractor would comply with the regulations from both the Federal and State governments.

Ms. Jackson, for verification, stated there would be no drains or sump pump in the basement and Mr. Walsh agreed. Ms. Jackson asked where the water table was and Mr. Lepene stated the seasonal water was at 6 feet. Mr. Lepene continued by saying they needed 10 feet so they raised the building to make up the difference. Ms. Jackson asked if 6 feet was the seasonal high and Mr. Lepene replied that it was.

Ms. Dawson asked Mr. Walsh who gave him specific ways of sealing the basement and Mr. Walsh replied the contractor would do the basement walls according to federal regulations.

Ms. Jackson asked if there were brumes and Ms. Plessner asked if Mr. Walsh hadn't said, at the previous hearing, that they would build dykes around the tanks for added protection. Mr. Walsh stated they could do that as they had done that in some of their other stores.

Ms. Jackson asked where the heater was. Mr. Walsh replied it was natural gas and was located in the garage area. Ms. Jackson asked if they would use an in line oil/water separator. Mr. Walsh replied spills, if any, were usually dry cleaned. Ms. Jackson replied by saying that oil could get into a work sink and end up in the septic system. Ms. Jackson then asked if they had considered hooking up to the municipal sewer. Mr. Lepene replied the Winnipesaukee River Basin did not allow single tie ins. To access the interceptor with a sewer line, they would have to bore under the railroad tracks and would need an easement from the highway department and that would take 6 months to one year. Mr. Lepene continued by saying they had discussed this possibility with the Sewer Commission, but it was not really feasible at this time.

Ms. Jackson asked if there was a potential for putting in an oil/water separator in line before the septic system to prevent any oil from getting
into the septic system. Mr. Lepene stated they could certainly do that.

Mr. Walsh stated they might want to adjust the length of the building down to 77 feet and wondered if this would be possible or would they have to return to the Board. Chairman Sharon replied they could put a condition on any approval.

7:55 PM The Chair opened and closed to public comment as no one chose to speak.

Mike Curley asked if snow storage was shown and Mr. Lepene replied it was.

Mr. Curley made a motion to accept the amended site plan with the following conditions.

1. Building not to exceed 80 feet in length.

2. Install an oil/water separator between building and the septic system.

3. Compliance with Life Safety 101 Codes.

Michelle Jackson seconded the motion. No discussion. The Chairman called for a vote. All were in favor.

8:00 PM Case # 0116 for Rick Lepene for an amended site plan. No disqualification's. The Chairman stated he found the application to be substantially complete and asked for a motion. Ms. Plessner made a motion to accept the application. Mr. Curley seconded the motion. No discussion. The Chairman called for a vote. All voted in favor.

Rick Lepene explained all they were doing was a total mirror image of what the Board had approved in February. The reasons for reversing the plan were the future potential of acquiring an abutters property for additional parking, to move the proposed parking to be a better neighbor to an abutter, lesson the distance for the drainage to get to the drainage outlet and they wouldn’t be installing a septic system as they will hook into the municipal sewer. Mr. Lepene stated the building size and number of proposed parking spaces would remain the same.

Ms. Jackson asked what the square footage of the building was and Mr. Lepene replied the first floor would be 6800 square feet and the second floor could have around 5000 square feet. Mr. Lepene stated they main interest at the present time was to get the first floor finished.

Mr. Lepene stated they would like to break ground this fall. Mr. Lepene continued by stating they had an asbestos floor in the existing building which they are abating before demolition would begin. Ms. Jackson asked if Mr. Lepene had his demolition permits already and Mr. Lepene stated he did not. Mr. Lepene continued by stating before they did any more work they had to fill out the applications for demolitions and abate the asbestos. This, Mr. Lepene felt, would take two weeks to a month. Mr. Lepene stated they had a firm that would take small amounts of asbestos. The firm collects small amounts of asbestos until they have a 30 yard load to take to a designated area recommended by the State. Mr. Lepene finished by saying his site probably had a cubic yard of asbestos.

Mike Curley asked when they would be doing the sewer line. Mr. Lepene replied Med Sattler, Sewer Commissioner, was informally talking to contractors to get prices and dates when the job could be done. Mr. Lepene stated that price and date to begin construction would determine when the work would begin.

Chairman Sharon asked where the sewer line stopped at the present time and was told it stopped at the Town Line Plaza.

8:13 PM Open and close to public sentiment as no one responded.

Hearing no further discussion, Mr. Curley make a motion to accept the amended site plan. Ms. Jackson seconded the motion. No discussion. The Chairman called for a vote. All voted in favor.

8:15 PM Conversation turned to the Master Plan and what needed to be done to improve and update the plan. After determining the present Master plan was to general, several things were discussed that needed to be included in the updated Master Plan. Items included;

1. Vendors and hawkers permits.

2. Parking requirements.

3. Specific recommendations for each zoning district when it comes to development.

4. Some kind of Capital Improvement Plan.

It was generally felt the Master Plan should be changed one chapter at a time so that the public wasn't overwhelmed. The Board members felt it was very important to have public input and wanted to mail out surveys to get public opinions on various Town needs.
Bob Brown joined the Board for the survey creation. After several minutes of discussion concerning the survey and lead in paragraph, the Board agreed on a lead paragraph and survey questions. A draft of the survey to follow minutes.

The Board felt the completed survey should be sent to both residents and property owners. Notices would also be placed in the newspapers letting the citizens know about the survey so that if they did not receive one, they could call the Town Hall and one would be mailed to them or they could pick one up to fill out.

Mike Curley said he would add all the questions to a data base so the Board could compile the results.

10:00 PM        Meeting adjourned.

Minutes prepared by,

Sandy Plessner

DRAFT OF LEAD PARAGRAPH AND SURVEY QUESTIONS

Every Planning Board in New Hampshire is obligated by law to update its Master Plan every five years. A Master Plan is a vision of where the Town sees itself and where it would like to be. It is a guide for future improvements, and for zoning.

Our Master Plan has not been updated since 1994 and yet, general property usage has changed significantly as has the needs and demands of the community.

This is your opportunity to participate in the updating process. By participating in the survey, you'll be furnishing important data and opinions that will help to create a useful Master Plan.

Your opinions are important to us. Please complete the survey and drop it off at the Town Hall or return it in the enclosed self-addressed stamped envelope--------. Thank you.

To help us get a current view of the make-up of our town, please indicate which of the following apply to you.

1. Are you a resident?        yes______ no_______
2. How many in your household?        _______
3. Do you have school age children at home?  (Check the ones that apply)
   _____ preschool
   _____ grades K-6
   _____ 7-12
   _____ no school age children
4. How long have you lived in Tilton?  (Check the ones that apply.)
   _____ less than five years
   _____ 5 to 10 years
   _____ 10 to 20 years
   _____ over 20 years
5. Age? (Check the ones that apply)
   _____ Under 25
   _____ 25 - 40
   _____ 41 - 55
   _____ 56 - 69
   _____ over 70

6. Resident status (Check the ones that apply)
   _____ summer resident
   _____ year round
   _____ rental resident
   _____ own your home
   _____ non-resident property owner

5. Education (Check the one that applies)
   _____ less that High school
   _____ H. S. education
   _____ Two yr. college
   _____ Four yr. college
   _____ Graduate school

7. Income (Check the one that applies)
   _____ Under $15,000
   _____ $15,000 - $30,000
   _____ $30,000 - $50,000
   _____ $50,000 - $75,000
   _____ over $75,000

To help us know your views on the development of our Town, please indicate your opinions.

8. How satisfied are you with Tilton?
   Very satisfied _____
   Satisfied _____
   Unsatisfied _____
9. Why do you feel Tilton is a desirable place to live? (Check all that apply)
   ___ a. small town atmosphere
   ___ b. un-crowded and quiet living conditions
   ___ c. outdoor recreation opportunities
   ___ d. lakes and rivers
   ___ e. employment opportunities
   ___ f. school system
   ___ g. friendly people
   ___ h. community spirit
   ___ i. scenic and unpolluted natural environment

10. Check five of the following that you believe to be the most serious problems in Tilton.
    ___ a. loss of farm land
    ___ b. lack of multi-family housing
    ___ c. lack of housing development
    ___ d. lack of affordable housing
    ___ e. excessive housing development
    ___ f. lack of land use control
    ___ g. excessive land use control
    ___ h. high taxes
    ___ i. traffic/roads
    ___ j. lack of community buildings
    ___ k. lack of commercial development
    ___ l. excessive commercial development
    ___ m. lack of industrial development
    ___ n. lack of public recreation

11. Are the following services/facilities satisfactory? (check y = yes, n = no, u = undecided)

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<th>Services</th>
<th>Facilities</th>
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<td>Roads</td>
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<td>Health Services</td>
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Recreation Area
Fire
Town Offices
Trash/Recycling
Library
Cemetery
Emergency/Rescue
Other (please specify )

12. How should Tilton address its legal and social responsibility to accommodate affordable housing for those individuals with limited and or fixed incomes? (Check all that apply)
   ___ a. Permit one accessory apartment within a residence, garage or barn.
   ___ b. Permit greater residential density for projects designated as affordable housing.
   ___ c. Encourage multi-family housing.
   ___ d. Permit conversion of large homes into apartments.
   ___ e. Elderly housing.

13. What pattern of commercial development would you prefer to see in Tilton? (Check all that apply)
   ___ a. Scattered throughout town.
   ___ b. Focused within or adjacent to Village centers.
   ___ c. Strip commercial development along Rt. 3.
   ___ d. Concentrated in commercial centers outside village center.
   ___ e. No further commercial development.

14. Which of the following commercial uses would you like to see in Tilton in the future.

   Yes
   No
   Undecided

   a. Hotels and Motels
   b. Small Inns
   c. Bed and Breakfasts
   d. Supermarket
   e. Bars or Taverns
   f. Restaurants
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<th>Fast food stores</th>
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<th>Bank</th>
<th>Professional offices</th>
<th>Light industry</th>
<th>Heavy industry</th>
<th>High tech industry</th>
<th>Auto service and repair</th>
<th>Retail sales</th>
<th>Farms</th>
<th>Personal services (barber, laundry, hairdresser, etc.)</th>
<th>Shopping Centers</th>
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|16.| Should the Town add, improve or allow the following recreational opportunities? | Yes | No | Undecided  |
|   | Town Beach                                          |    |    |            |
|   | Skating                                             |    |    |            |
|   | Indoor gym                                          |    |    |            |
|   | Tennis courts                                       |    |    |            |
|   | Basketball                                          |    |    |            |
|   | Swimming pool                                       |    |    |            |
|   | Biking trails                                       |    |    |            |
|   | Boat access to river or lake                        |    |    |            |
i. Hiking trails

j. Cross-country ski trails

k. Snowmobile trails

l. Downhill skiing

m. Horseback riding trails

n. Community building

o. Hunting access

p. Game preserves

17. Are the existing Zoning Ordinances (Bio-solids/Sludge, Wetlands, Steep Slopes, Historic District) sufficient to protect critical resources?
   ______a. Yes ______b. No ______c. Do not know

18. Do you feel the protection of the lake, river and ponds in Tilton are (Check one)
   ______a. Currently over regulated and over protected ______b. In need of additional protection
   ______c. Adequate ______d. Do not know

19. Should Tilton develop and adopt a Capital Improvement Program? A Capital Improvement Program is a comprehensive assessment of the capital improvement needs for all Town departments which establishes priorities for those needs based on projected available funding. For example, capital projects could include road improvements, vehicle or major equipment purchases, new buildings, expanded or renovated buildings, land acquisition, recreation improvements, etc.
   ______a. Yes ______b. No ______c. Do not know

20. Do you support Town involvement to preserve the following? Yes No Undecided
   a. Historic buildings
   ______ ______ ______
   b. Farmlands
   ______ ______ ______
   c. Working farms
   ______ ______ ______
   d. Wetlands
   ______ ______ ______
   e. Winnipesaukee River
   ______ ______ ______
   f. Areas of scenic or natural beauty
   ______ ______ ______
   g. Areas of important wildlife habitat
   ______ ______ ______
   h. Shorelines
   ______ ______ ______