TOWN OF TILTON
PLANNING BOARD MEETING
SEPTEMBER 25, 2001

MEMBERS PRESENT:

Bob Sharon,
Chairman
Mike
Curley, Vice-Chair
Art
Fecteau
Bob Brown, Ex-Officio
Michelle
Jackson
Sandy
Plessner

OTHERS PRESENT:

Mike
Polakewich
Spencer Reed
Rick
Lepene
R. Doubleday
John
Hanson
Joe Plessner

AGENDA:

6:30 PM                Call to Order
Minutes of September 11, 2001
Correspondence
Any other business

7:00 PM               Case #0119-Subdivision-The Reed Trust, Spencer
and Marjorie Reed, Trustees-Applicant proposes to subdivide
property to create a new single family building lot. Property is
located at 484 School Street, Tilton, NH 03276. Tax Map
R-3 Lot 5 in the Rural Agricultural District.

7:15 PM               Conceptual with ATC Realty- Adam Brooks- Wants to
discuss what would be required, if anything, to place antennas
on an existing smokestack. Property is located off of Prospect Street, Tilton, NH 03276. Tax Map U-5 Lot 95 in the Village Residential District.

7:30 PM MASTER PLAN WORKSHOP

MEETING:

6:40 PM Call to order. Alternate Sandy Plessner was made a full member for this evening to fill in for Mike Curley, who would be late. Chairman Sharon asked if all had read the minutes of September 11th. Bob Brown made a motion to accept the minutes of September 11th as presented. Michelle Jackson seconded the motion. No discussion. The Chairman called for a vote. All voted in favor.

CORRESPONDENCE:

1. New Hampshire Department of Transportation driveway permit #451-447 for Home Depot.

7:00 PM Case #0119 for a Subdivision for the Reed Trust. The Chairman stated he found the application to be substantially complete and asked for a motion. Art Fecteau made a motion to accept the application. Bob Brown seconded the motion. No discussion. The Chairman called for a vote. All voted in favor.

    Rick Lepene, representing the Reed Trust, explained to the Board that the original parcel was 25 acres, surrounded by stone walls. Mr. Lepene stated the 25 acre parcel had not been surveyed but the proposed three acre piece was. Mr. Lepene continued by stating the following;

    1. The proposed lot is an open field with a slight slope with frontage on School Street.

    2. They had submitted a plan to the State for the subdivision with the perk test and have shown the reserved area for a septic system. Also shown is the proposed well site with a 75 foot protected radius around it.

    3. They have a septic system design for the site.

    4. State has visited the site but have not yet received any paper work from the Department of Environmental Services.

    Bob Brown asked if there were any wetlands on the proposed site and Mr.
Lepene replied there was not.

Mr. Brown asked if they had received the results back on the test pits and was told they had. Mr. Lepene stated the intent would be to put the house on a high nob on the property and the septic system would be a raised system.

Art Fecteau asked if any of the site had been surveyed in the past and Mr. Lepene stated he did not believe it had but the property was surrounded by stone walls and this matched the information given in the deeds. The reason they had not surveyed the whole property was an economic one.

Mr. Lepene finished by stating the driveway would have good visibility and would be located at the corner of the proposed lot.

7:10 PM Open and close to public sentiment as there was no public present.

Bob Brown made a motion to accept the site plan with the following conditions;

1. Final survey must show pins set and location identified.
2. Lot must receive State approval for the subdivision.

Art Fecteau seconded the motion. No discussion. The Chairman called for a vote. All voted in favor.

7:16 PM Conceptual with ATC Realty. Mike Polakewich stated they proposed two antenna panels on the smoke stack at the Tilton School. Mr. Polakewich stated the panels were 12 inches by 60 inches. Along with the antennas would be a GPS unit. Mr. Polakewich stated the smoke stack was 93 feet tall and the antenna would be located at the 75 foot height on the smoke stack with the GPS unit at the 65 foot height. Mr. Polakewich stated everything would be painted the brick color of the smoke stack and he did not feel it would be noticeable.

Bob Brown stated there were no regulations concerning these antennas and he personally felt they should do a site plan so the Town could keep track of what was going on. Mr. Brown then asked if they had the schools permission to do this and Mr. Polakewich stated they did.

Discussion turned to whether or not a special exception would be needed before a site plan could be done. Because this area had not
been covered specifically by the Ordinance and would not protrude above the smoke stack, the Chairman poled the Board and the Board agreed a special exception would not be required but felt this type of situation should have a site plan as it would change the use of the property.

7:30 PM  Art Fecteau, for the record, stated he had submitted a letter of resignation to the Selectmen. He was resigning for health reasons.

7:45 PM  The Board began work on getting the Master Plan surveys ready to mail. Because there was no other business, the Board adjourned the meeting but worked on the surveys until 9:50 PM.

Minutes prepared by,
Sandy Plessner