TOWN OF TILTON
PLANNING BOARD HEARING
JANUARY 8, 2002

MEMBERS PRESENT:

Mike Curley, acting Chairman
Bob Brown, Ex-Officio
Michelle Jackson
Sandy Plessner

OTHERS PRESENT:

Joe Plessner
Alice MacKinnon
Hal Stanwood
Greg Tansley
Kristin Michaelides
Bill Seed

AGENDA:

6:30 PM Call to order
Minutes of December 11, 2001
Correspondence and other business
Hearing for proposed Zoning Changes

7:00 PM Meeting with Greg Tansley & Kristin Michaelides from the Lakes Region Planning Commission to discuss the options available for rewriting the Master Plan.

8:00 PM Case #0201-Design Review-Franklin Savings Bank- Bill Seed to discuss proposed plans to see if Board members believe it is a workable plan for the site next to the new post office on Rt. 3. Map R-23 Lot 11A located in the Regional Commercial District.

MEETING:

6:35 PM Call to order. Mike Curley is acting Chairman tonight as Chairman Bob Sharon could not attend. Chairman Curley asked alternate Sandy Plessner to sit as a full member for this hearing so the Board would have a quorum.

Chairman Curley asked if all the members had read the minutes of December 11, 2001. Bob Brown made a motion to accept the minutes of December 11th. Michelle Jackson seconded the motion. No discussion. The Chairman called for a vote. All voted in favor.

CORRESPONDENCE:
1. Mike Curley told the Board he had received an e-mail from Pat Clark inviting the Planning Board members to the 1/9/02 Rotary Club meeting to hear a speaker discuss funding options that may be available for the proposed Park at the old Tannery site.

2. Letter dated 12/1/01 from the Plan NH offering design assistance for local projects.

3. Letter dated 12/31/01 from the State of NH sending the newest drinking water source assessment reports on private commercial well sites.

The Board spent a few minutes discussing the master plan survey results. Sandy Plessner reported sections of the 2000 census information were available on the Internet and could be used along with the survey results when re-writing the Master Plan.

7:00 PM Greg Tansley and Kristan Michaelides, from the Lakes Region Planning Commission spoke to the Board about writing a Master Plan and the options available to the Board for assistance.

Mr. Tansley began by asking the members,

a. What they expected from the Lakes Region Planning Commission,

b. What were the Board's feelings concerning the survey results and was the information useful,

c. How did the Board wish to proceed with the re-write and what was the time frame in which the Board wanted to be finished.

Board members responded by saying they were looking for direction on the best way to start the re-write and what options did the Planning Commission offer. Mr. Tansley responded by stating the Planning Commission could do nothing more than review and comment, edit, have someone attend each meeting and offer guidance to the members working or they could write the Master Plan for the Town.

In response to Mr. Tansley's questions concerning the survey, the Board members felt that although some of the data from the survey results might not reflect all of the community, the information was very helpful and would be used.

Board members stated they felt they needed to appoint a committee to work on the new Master Plan and when asked when they would like to see the work completed, replied by stating they felt the work could and should be complete by the end of the year.

Mr. Tansley briefly read through the Table of Contents from the old Master Plan and discussed items that were required to be in the new Master Plan. Topics included,

a. A vision statement and land use section were most important
b. A Capital Improvement program and the Transportation section were also important.

c. Populations and Affordable housing sections were not required and could be condensed into one or two paragraphs.

d. The Board should rely on help from the Main Street Committee to rework the Historic Preservation and Downtown sections of the Master Plan.

Mr. Tansley continued by stating sections such as Schools and Recreation could be touched on. The important thing would be to remember that a lot of what was in the old Master Plan could be condensed into a paragraph or two but it was up to the Board to determine. Mr. Tansley finished by stating that Wireless Communications should also be included somewhere in the Master Plan.

Discussion continued on various topics including how the Board would begin work. Ms. Michaelides and Mr. Tansley suggested the Board form their committee and begin by attacking the eleven chapters and show the essentials of each paragraph and what the Board hoped to gain from each chapter. After the Board has completed that task, Mr. Tansley stated, the Board could contact him and they would go over those results together. Mr. Tansley stated if the Board wanted, the Lakes Region Planning Commission could be available to attend committee meetings and help with certain chapters such as Transportation and Conservation Preservation.

The Board decided to advertise for volunteers to participate with Board members in forming a committee to work on the new Master Plan. The Planning Board meeting on January 22nd would be a Master Plan workshop and hopefully, volunteers would show up to work on the committee.

8:10 PM Case #0201-Design Review for Franklin Savings Bank presented by Bill Seed. Mr. Seed explained to the Board that the Bank had come up with a design they thought might help sell the property as prospective buyers were having trouble visualizing a building on the site. Mr. Seed stated the design was for a single story, 3000 square foot building with a drive up window. Making reference to the subdivision plan, Mr. Seed pointed out a single entry into the area that was shared by both lots in the subdivision. Mr. Seed stated there was an easement for the right of way and utilities to be shared by both of the lots. Mr. Seed felt it was important for the Board to understand that Mr. Parsons, owner of the second lot, was concerned about the traffic patterns. Mr. Seed continued by saying the proposed site was located so that the present turning radius for the traffic would not change. Mr. Seed continued by stating that because the easement area designated for a septic design would not be needed as the proposed plan would hook up to the public sewer, the building could be located into some of the easement area. The right of way area shown as 25 foot on the post office plan would remain the same.

Bob Brown asked Mr. Seed if they didn't need to re-negotiate the easement area. Mr. Seed stated the easement area was for septic and right of way but it wasn't defined. Mr. Seed stated the plan presented would require access to public sewer so the easement area would not be needed and stated
again that the proposed plan would not work without access to public sewer.

Hal Stanwood, representing the Parsons Lumber Co., stated that the Post Office plan shows proposed parking in the easement area and he would have to talk to the Post Office officials to make sure they would accept this plan.

Discussion continued for several minutes. The Board members generally felt the proposed project was a workable one but expressed concerns about the easement area. Board members felt it was important for the owners of both parcels to get together to resolve any problems in regard to usage of the easement area. Mr. Stanwood stated he would speak to Mr. Parsons and the Post Office officials regarding the easement area and the Banks proposed usage.

8:30 PM Public hearing for the proposed zoning changes. Chairman Curley read each proposed change into the record. These included;

1. Page 21, Article 11.3.1-Remove the last sentence, "Financial hardship does not constitute "hardship" in this case." This sentence is no longer applicable since the Court decision for Simplex verses Newington.

   No further discussion. Michelle Jackson made a motion to recommend the zoning change be included on the ballot for the 2002 Town meeting. Bob Brown seconded the motion. No discussion. The Chairman called for a vote. All voted in favor.

2. On page 11, change MU and MR (Mixed Use and Medium Density Residential Districts) to read, "One unlighted name plate or sign, not exceeding one and one half (1 & 1/2) square feet in area for each dwelling and indicating the name of the occupant or use of the premises, one identification sign not exceeding twelve (12) square feet in an area for buildings other than dwelling; church bulletin board; an unlighted sign or signs appertaining to the prospective rental or sale of the property on which said sign or signs are located. Maximum height, to top of sign, not to exceed 6 foot above grade except by special exception in the MR District and 12 foot in the MU District. *EXCEPTION* In the MU District, any business that fronts along Rt. 3 and 11 is allowed 40 square feet of free standing signage."

   (Remove non-flashing, non-animated and add last sentence beginning with *EXCEPTION*)

   Sandy Plessner made a motion to recommend the zoning change be included on the ballot for the 2002 Town meeting. Michelle Jackson seconded the motion. No discussion. The Chairman called for a vote. All voted in favor.

3. On page 11, change VR (Village Residential District) to read, "One unlighted name plate or sign, not exceeding one and one half (1 & 1/2) square feet in area for each dwelling unit indicating the name of the occupant or use of the premises, one identification sign not exceeding twelve (12) square feet in an area for buildings other than dwelling, church bulletin board; an unlighted sign or signs appertaining to the prospective rental or sale of the property on which said sign or signs are located. Maximum height, to top of sign, not to exceed 6 foot above grade except by special exception."
Bob Brown made a motion to recommend the zoning change be included on the ballot for the 2002 Town meeting. Michelle Jackson seconded the motion. No discussion. The Chairman called for a vote. All voted in favor.

9:00 PM               Meeting adjourned.

Minutes prepared by,
Sandy Plessner