TOWN OF TILTON
PLANNING BOARD MEETING
FEBRUARY 12, 2002

MEMBERS PRESENT:

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

OTHERS PRESENT:

Joe Plessner
Michael Weatherbee
Frederick Nichols III
Bob MacPherson
Gordon
King John
Mandis
David Sanderson
Frank Monteiro

AGENDA:

6:30 PM      Call to Order
Minutes of January 22, 2002
Correspondence and any other business

7:00 PM      Case #0202-Site Plan Review-Freehill Trading Co.-
Applicant proposes to add a Tattoo Room to an
already existing business. Property is located at 307
Main Street, Tilton, NH 03276. Tax Map U-5 Lot
28 located in the Downtown District.

7:30 PM      Case #0203-Site Plan Review-Wendy's International,
Inc.-Applicant proposes to construct a 3,200 square
foot restaurant with a drive-thru window. Property is
located at 156 Laconia Road, Tilton, NH 03276.
Tax Map R-20 Lot 12 located in the Regional
Commercial District.
MEETING:

6:35 PM Call to order. Chairman Sharon asked alternate Sandy Plessner to sit on the Board as a full member for this meeting. The Chairman asked if all the members had read the minutes of January 22, 2002.

Michelle Jackson made a motion to accept the minutes of January 22nd as written. Bob Brown seconded the motion.

No discussion. The Chairman called for a vote. All voted in favor.

CORRESPONDENCE:

1. Letter dated 2/08/02 from the Board of Selectmen to Louise Loncar in response to a letter Ms. Loncar had written to the Selectmen.

2. Copy of Census information concerning housing units from the Lakes Region Planning Commission.

OTHER BUSINESS:

Bob Brown told the Board the Master Plan committee had met on the 11th and had begun by reading the land use chapter and outlined what members felt was important to include in the new Master Plan. The upcoming meeting on February 25th would continue with the land use section, particularly the future land use section. Mr. Brown continued by saying Joe Plessner was going to contact the Lakes Region Planning Commission concerning maps the committee would need and chart information for demographic data with emphasis on the east side of Exit 20 moving towards Laconia in the Resort Commercial District.

Michelle Jackson briefed the Board on Main Street activities. She told the members she had reminded the Main Street committee
she chairs that they should be attending the committee meetings so they could have input into the revision for the new Master Plan.

7:00 PM Case #0202 for a site plan review for Freehill Trading Company. Hearing no disqualification's, Chairman Sharon told the Board he found the application to be substantially complete and asked for a motion. Mike Curley made a motion to accept the application. Michelle Jackson seconded the motion. No discussion. The Chairman called for a vote. All voted in favor.

Rick Nichols, owner of Freehill Trading Company, told the Board he had been in business for six years and his customers had asked for the addition of a tattoo room. Mr Nichols continued by telling the Board;

1. He had hired Mike Weatherbee who had over 12 years of experience in the tattoo industry.

2. The hours of operation would be from 10:00 AM to 8:00 PM.

3. Eight parking spots were in front of the store and ample parking was both across the street and beside the old post office.

Sandy Plessner asked if there were any kind of State and Local regulations concerning tattoos and Mr. Nichols explained the Town had a tattoo ordinance and the State had stringent regulations. Ms. Plessner asked if the tattoo artist had to be licensed and Mr. Nichols replied that the tattoo artist had to have both a license and a health certificate. Mr. Nichols went on to say that Mike Weatherbee had his license.

Chairman Sharon asked if there were regular inspections and Mr. Nichols replied there were regular inspections by the State and they would pop in with no warning to make sure everything was being run properly.

Bob Brown asked if the rooms were already set up and Mr. Nichols replied they were and were set up according to regulations.
Mike Curley stated that Mr. Nichols was not showing 500 square feet on his plan and needed to show all the dimensions on the plan.

Bob Brown asked what Mr. Nichols would be adding for signage. Mr. Nichols explained the Marshall arts sign would be removed and replaced with a sign that said Tattoo. Mr. Brown stated he would be staying within the 10% for the facade signage and Mr. Nichols replied he would. Mr. Brown asked if he needed the temporary sign anymore and Mr. Nichols replied he did.

Michelle Jackson asked what quantities of disinfectant would be stored on site and Mr. Weatherbee stated that only a couple of gallons would be on hand at any given time. Ms. Jackson asked if anything Mr. Weatherbee did required bio-hazard disposal and Mr. Weatherbee stated they did and would be contacting a company called Granite State Analytical, Inc. but had not done so yet as they were waiting until after the Planning Board meeting.

7:15 PM   Open and close to public comment as no one chose to speak.

Mike Curley stated he wanted the square footage shown on the Plan to satisfy the Ordinance.

Hearing no further discussion, Bob Brown made a motion to accept the site plan contingent upon the acquisition of the health officers permit with the following conditions.

1. Modify plan to show actual waiting area, operating room and sterilization / work area. This area should be no less than 500 square feet.

2. Compliance with all local, state and federal regulations.


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

7:35 PM   Case #0203, a site plan review for Wendy's International. Hearing no disqualification's, Chairman Sharon
stated 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 further discussion. The Chairman called for a vote. All voted in favor.

Frank Monteiro, site engineer, stated the restaurant would be a 3,200 square foot colonial style brick building with a drive up window. Mr. Monteiro continued by stating:

1. The proposed site was known as Map R-20 Lot 12 and contained about 1.5 acres.
2. Access to the proposed site was off of the Home Depot driveway so there would be no additional curb cut onto Rt 3 & 11.
3. The 94 seat dining room faced Rt. 3.
4. The pick up window was on the west side of the building.
5. The traffic flow for the site was counter clock wise.
6. Sewer and water were available. Electric would be underground and the building would use gas which they would have to tunnel under Rt 3 to connect to.
7. Drainage was all done when the Home Depot site was designed. Lot 12 was included in that plan.
8. Lot coverage is 53.6%.
9. Snow removal would be stored on the west side in the green space.
10. Double wide totally enclosed trash container was on the east side of the building.
11. Site to be fully landscaped.
12. Erosion control included a silt fence on the east side.

Bob Brown asked what the plan was for snow storage. Mr. Monteiro stated trees would be placed 40 foot on center on the west side so snow could be pushed into the green space between the trees. Mr. Brown asked if the curbing used to direct the water flow wouldn't be
beat up by the plows when they were pushing the snow into the green spaces. Mr. Monteiro stated that breaks could be placed in high areas that would still be slopped to direct water flow but would allow the plows to push the snow into the green areas.

Bob Sharon asked about the signage and Mr. Monteiro stated it would be 40 square foot sign which was allowed in the Ordinance.

Michelle Jackson asked about the grease trap. Mr. Monteiro stated they would have a 1500 gallon grease trap which was pumped out annually. Wendy’s also had internal drum storage for grease and had a program in place for removing the drums.

Ms. Jackson asked about the gooseneck traps in the basins to collect contaminants. Mr. Monteiro stated that was something that could be done and referred to it as an outlet tee.

Mike Curley asked about the lighting and was told it would be downcast.

7:55 PM Open and close to public sentiment as no one asked to speak.

There was a brief discussion of the curb breaks and snow storage resulted in the agreement that slanted granite curbing would be used.

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

1. Revision of plan to show designated snow storage and snow storage openings in the curbing as discussed.

2. Detailed drawing of catch basin illustrating the oil skimming techniques.


4. Compliance with all state and local regulations.

Sandy Plessner seconded the motion. No further discussion. The Chairman called for a vote. All voted in favor.
8:15 PM  Meeting adjourned.

Minutes prepared by,
Sandy Plessner