TOWN OF TILTON
PLANNING BOARD MEETING
APRIL 23, 2002

MEMBERS PRESENT:
Chairman Mike Curley               Michelle Jackson
George Helwig                                             Katherine Dawson
Sandy Plessner

OTHERS PRESENT:
Joe Plessner                                             Bob Brown
Kristin Michaelides                          Robin McCann
Rick Lepene

AGENDA:

6:30 PM       Call to order.
Minutes of April 9, 2002
Correspondence
Any other business

7:00 PM       Continuation-Case #02-05-Site Plan Review-The Movie
Gallery. Applicant is proposing to construct a 4,000 square foot video rental
store in the existing Town Line Plaza parking lot. Property is located at 630
West Main Street, Tilton, NH 03276. Tax Map R-26 Lot 25 in the General
Commercial District.

7:30 PM       Lakes Region Planning Commission-Kristin Michaelides and
Robin McCann to give presentation on NEMO (Non-point Education for
Municipal Officials).

???       Master Plan committee update.

MEETING:

6:30 PM       Call to order.

The Chairman asked alternate Sandy Plessner to sit as a full member for
tonight's meeting. Chairman Curley asked if all had read the minutes of April
9th. Michelle Jackson made a motion to accept the minutes of April 9, 2002
as written. Katherine Dawson seconded the motion. No discussion. All voted
in favor.
CORRESPONDENCE:

1. Spring 2002 copy of Newsletter called The Source.

2. Letter dated 4/12/02 from the Department of Environmental Services sending a drinking water source assessment report.

3. Letter dated 4/20/02 from Bob Sharon resigning from the Planning Board.

Sandy Plessner told the Board they had received a letter of resignation from Bob Sharon. Mr.

Sharon had changed jobs and would no longer be available in the evenings for the Planning Board meetings. Mr. Sharon’s resignation left the position of Vice-Chair empty so the Board elected George Helwig to fill the position.

There was a brief discussion updating the Board on the Master Plan committee progress. Chairman Curley gave Sandy Plessner traffic counts for 1981 through 2000. Chairman Curley stated he hoped to have the 2001 results ready in a few weeks. Sandy Plessner told the Board members the traffic counts would be useful to the Master Plan committee as they are in the process of rewriting the Transportation chapter.

7:00 PM Continuation of Case #02-05 for a Site Plan for the Movie Gallery. Rick Lepene, representing the applicant told the Board the applicant was not ready and asked for another continuance. After a brief discussion the Board voted to continue Case #02-05 until May 28th at 7:00 PM.

7:15 PM After waiting a few minutes for the invited Conservation Commission members, Kristin Michaelides and Robin McCann decided to begin their presentation on NEMO (Non-point Education for Municipal Officials) a little early.

Kristin Michaielides began by telling the Board they would go through an introduction of general impacts of development; look at existing conditions and observations made throughout the town and provide some strategies and recommendations specific to Tilton.

Ms. Michaelides explained non-point source pollution was contaminants entering the water resource from various different source places so it would not be easy to tell where the contaminants were coming from. Ms. Michaelides explained some of the sources could be from roads, parking
lots, construction sites, and car exhausts. Ms. Michaielides continued by stating polluted runoff was the number one water quality problem in the United States according to a study done by the United States Environmental Protection Agency.

Ms. Michaelides continued by saying general runoff could contain any of the following;

1. **Nutrients**- They were needed for growth but to many of them, such as nitrogen or phosphorous, could cause algae blooms or other negative problems to aquatic habitat.

2. **Pathogens**- Disease causing bacteria could cause unsanitary conditions.

3. **Sediments**- Collect in water bodies and add to the reduction of growth plus sediments can carry pollution.

4. **Toxic contaminants**- Things like pesticides, which don't break down very quickly so they can be in the water body for a long time.

5. **Debris**- Trash that collects in the water and is not aesthetically pleasing.

6. **Thermal stress**- Elevation of water temperature.

Ms. Michaelides continued by stating the built environment affected the natural environment and as the amount of development continued, the more impact it would have on the natural environment. Impervious surfaces from development prevented the natural processing of pollutants through the soil. As watershed imperviousness increased the level of stream degradation also increased.

Discussion continued with Ms. Michaelides covering the amounts of impervious surface and how it impacted the water shed. Ms. Michaelides told the Board Tilton had a total of 7,130.44 acres and of that 2,531.27 acres were left that were developable after subtracting things like conservation easements, wetlands and steep slopes.

Observations and suggestions from Ms. Michaelides and Ms. McCann for reducing impervious surfaces and protecting water bodies included;

1. Doing a natural resource inventory to know location of wetlands, surface waters and aquifers and conservation easements.
2. Reduce amount of impervious surface by not paving parking lot areas that weren’t really needed.

3. Reduce amount of paved driveway in residential areas.

4. Reduce amount of lot coverage allowed and encourage green spaces.

5. Have a landscaping ordinance.

6. Have a parking ordinance that actually considers the number of cars needed verses square footage of a building.

7. Encourage re-development of already existing sites instead of creating new development.

8. Encourage alternatives to pavement.

9. Encourage sharing of parking lots.

10. Leave greenery along roadways.

11. Encourage proper road salting and snow disposal.

12. Encourage sediment and erosion controls with site development.

13. Encourage cluster type development to preserve more green space.

14. Build the Master Plan, Zoning Regulations, Site Plan Regulations, and Subdivision Regulations to encourage preservation of natural resources and protection of watersheds.

15. Encourage engineered swales that help in the removal of pollutants.

16. Encourage storm water management.

Ms. Michaelides concluded the program and asked for questions.

Joe Plessner asked what would be the ideal percentage of area that would be covered by impervious surface. Ms. Michaelides and Ms. McCann both stated anything above 10% would impact the water quality.

Mr. Plessner said Tilton was up to 60 to 65% rural agriculture so he felt it was reasonable to assume there wouldn't be any real threat to the ground water for years to come. Ms. Michaelides stated if one considered the whole town and not just one area or another, it would raise the percentage as areas like the Downtown and Regional Commercial are more heavily
developed. Ms. Michaelides continued by saying that the rural agriculture areas could eventually be developed as land in other areas of town became more scarce.

Bob Brown asked if it was Ms. Michaelides impression that the lot coverage allowed in the zoning ordinance was too high. Ms. Michaelides stated it was just something she had suggested for the Board to think about. Ms. Michaelides continued by saying that if the percentages are working for the Town, then nothing needed to be done, but if the Town saw a problem, then perhaps they should look at the lot coverage being allowed.

Ms. Jackson asked Ms. Michaelides if they had any examples of an ordinance for vegetative buffers. Ms. Jackson felt with all of the development happening in the area, vegetative buffers would be worthwhile. Ms. Michaelides stated she would try and send some examples of a vegetative buffer ordinance to the Board.

Chairman Curley told Ms. Michaelides and Ms. McCann that Tilton did not have a parking ordinance and wondered if the Lakes Regional Planning Commission could send some examples of an ordinance for parking. Discussion on parking ordinance's and the importance of considering more than just square footage continued briefly. Ms. Michaelides stated she would see what she might be able to send that would be excellent examples of an ordinance for parking that looked at more than just the square footage of a building.

Ms. Jackson asked if there were towns in the area that had a specific ordinance for development along their surface water bodies. Ms. Michaelides stated there were vegetative buffer ordinance and the wetland regulations. Ms. Jackson stated surface water wasn't necessarily wetlands. Ms. Jackson continued by saying since she had been on the Planning Board she had not seen a site plan where the Board had looked to see if they had hydric soils. Ms. Michaelides stated that there was language in the town's ordinance, which allowed soil scientists to go in and look at a site. Mr. Brown stated that most of the Board members that had worked on site plans in the past were familiar with the sites and knew whether or not the sites were dry or not. In cases where the Board was not sure, the Board had testing done. Both Mr. Brown and Mr. Plessner gave examples of cases that had testing done. Ms. Jackson stated the Board had not had site plans dealing with wetlands since she had joined the Board and Mr. Brown stated he felt that was true.

Chairman Curley asked about buffers where the ground area could not be disturbed and Ms. Michaelides stated she would have to see if there were
any specific examples of regulations concerning that type of buffer.

Ms. Jackson asked if the Lakes Region Planning Commission could also send a copy of this evening's presentation and Ms. Michaelides stated she would send a disc and a paper copy. Ms. Plessner stated she would make copies for the Board members. Chairman Curley stated copies should also be made for the Conservation Commission Members, as they did not attend this evening's meeting.

After a few minutes of discussion concerning all that had been presented during the evening, the Board thanked Ms. Michaelides and Ms. McCann for their presentation.

The Board had a brief discussion concerning the area behind the buildings on Main Street (river side) as someone mentioned the possibility of extra parking. The Board felt research, once completed, should be taken to the Board of Selectmen for discussion.

8:40 PM  Meeting adjourned

Minutes prepared by,
Sandy Plessner