TOWN OF TILTON
PLANNING BOARD MEETING
MAY 28, 2002

MEMBERS PRESENT:

Mike Curley, Chairman                                       George Helwig,
Vice-Chair                                               Katherine Dawson
Michelle Jackson                                               Sandy Plessner
, Ex-Officio

OTHERS PRESENT:

Joe Plessner                                                      Mr. and Mrs.
Carmine Sarno                                               Jay Wise
MacGregor Smith                                              Jim Dodge
Mr. and Mrs. Robert Stickney                             Mr. and Mrs. Robert Stickney

AGENDA:

6:30 PM                 Call to order
Minutes of May 21, 2002
Correspondence
Any other business

7:00 PM      CONTINUATION-Case #02-05-Site Plan Review-
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      Case #02-08-Amended Site Plan- Mr. and Mrs.
Carmine Sarno-Applicant proposes to convert
second story into three apartments. Property is
located at 289 Main Street, Tilton, NH 03276. Tax
Map U-5 Lot 34 (Pemigewasset Bank site) in the
Downtown District.

8:00 PM      Case #02-09-Amended Site Plan-Robert Stickney
from Winnisquam Wood Products-Applicant proposes
to add an addition onto the existing building. Property is located at 40 Tilton Road, Tilton, NH 03276. Tax Map R-23 Lot 19 in the Regional Commercial District.

Master Plan committee update.

MEETING:

6:30 PM Call to order. Chairman Curley asked alternate Sandy Plessner to sit as a full member for the evenings proceedings.

Chairman Curley asked if all had read the minutes of May 21, 2002. Sandy Plessner corrected the date of the Zoning Board minutes to read April 16th instead of April 21st. Michelle Jackson motioned to accept the minutes with the correction. George Helwig seconded the motion. No further discussion. All voted in favor of the motion.

CORRESPONDENCE:


The Board spent several minutes discussing items to consider for additions and clarifications to the zoning regulations. These included amendments to signage, consideration of an ordinance pertaining to bonding, parking and addressing antennas which did not fall under the existing Cell tower ordinance.

7:15 PM Hearing no disqualification's, Chairman Curley introduced Case #02-05 for a continuation for the Movie Gallery.

MacGregor Smith explained that they wanted to build a 4,000 square foot building for the Movie Gallery and it would be located in the parking lot near Rt. 3. Mr. Smith showed the Board a copy of the roadway changes for the Department of Transportation. Mr. Smith stated the Movie Gallery would be built with the proposed entrance/exit area in mind.

Chairman Curley stated it looked like the roadway would be wider in front of the Plaza and Mr. Smith agreed and added it appeared the road improvements would take a little of the land in
front of the Plaza but he didn't feel it would be much. Mr. Smith continued by saying he felt moving the plaza entrance would be a good thing as it was difficult getting in and out of the Plaza at the present time.

Chairman Curley asked how many parking spaces would be lost and Mr. Smith responded by saying he thought it would only be about 14. George Helwig commented they would have to remove more traffic spaces for the traffic flow. Mr. Smith stated at the present time there were no parking problems but Michelle Jackson stated they had an empty store. Mr. Smith added that when Ames had been there, they had not had a parking problem. Mr. Smith said he felt they could place some parking down the left side of the property next to Ames but Board members explained that was a right of way for the business behind the Plaza.

Ms. Jackson asked why there weren't any sidewalks and safety features around the proposed site for pedestrian traffic. Mr. Smith stated the proposed site should have sidewalks and curbing. Mr. Smith added that when the new driveway entrance was constructed, they would re-stripe the parking lot and paint directional arrows to help with the traffic flow. Ms. Jackson stated she felt the re-striping and directional arrows plus curbing were needed to move the traffic in the correct directions.

Jay Wise said having the proposed building in the parking lot with parking along the building created a traffic flow but you couldn't have the people who would be shopping go barreling through so they would need to get the traffic under control.

Chairman Curley said the Board needed to know how many parking spaces would be eliminated and how many parking spaces would be required for the proposed store. Chairman Curley continued by saying the Board had asked, at the last meeting, what kind of business would be in the Ames locations so the Board would know what kind of parking would be required for that site. Mr. Smith stated they were looking to put a discount type store into the site very similar to what had been there.

Katherine Dawson stated there was no lighting shown on the front of the building. Mr. Wise stated Movie Gallery had their
specifications for lighting and typically they had a back lit awning across the front of the building which also protected the customers from any weather conditions.

Sandy Plessner asked about the elevations. Mr. Wise stated Rick Lepene had the elevations.

Ms. Plessner then read some of the concerns listed at the previous meeting. These included:

1. Elevations for the building.
2. Concerns about parking and loss of spaces.
3. Concerns about the adult videos and how and where would adult videos be displayed.
4. Address signage with specifics on management policies and sizes.
5. Interest in channeling the traffic, perhaps with raised side walks and curbing around the proposed building.
6. Minimal landscaping around the building.
7. Cross traffic through the parking lot.
8. Parking lot is 80% full at times. Would loss of spaces become a problem once Ames is reoccupied and the State put in the new egress / ingress.
9. Concerns from Tri State Painting on their truck traffic and how it would get to their location. Concerns about truck traffic in general.
10. What would become of the Ames site.
11. Well site in the parking lot.
12. Will building need a sprinkler system for fire protection.

Jay Wise stated that because of the building size and because it was not attached to the other buildings, he did not feel sprinklers would be required. Chairman Curley stated that would be up to
Mr. Smith stated he agreed totally with the sidewalk issue for the proposed building and the site would have minimal landscaping.

Mr. Wise stated he had spoken to Rick Lepene about eliminating parking spaces on the one side of the proposed building; having raised sidewalks and having parking along the front of the building. Mr. Helwig stated that looking at the Department of Transportation roadway plan, the state had already eliminated the spaces along that side of the parking lot. Mr. Helwig asked, after reviewing the roadway plan, how close the proposed building would be to the road once the state was finished with the road work.

Chairman Curley stated one of the issues brought up at the previous meeting was getting together with the Department of Transportation with coordinating the proposed site so that the applicant would know for sure where everything would be and where the building would be in relationship to the roadway improvements.

Mr. Smith stated he could have Rick Lepene put the roadway plan on the proposed site plan. Chairman Curley and Ms. Jackson both stated the Board needed to see what the site would look like after the roadway improvements were complete. Ms. Jackson added that the more details the plan had the better.

Chairman Curley stated another point made at the last meeting was the applicant needed to apply for a curb cut for the proposed business and that at the present time, that had not been done. Chairman Curley explained the business use had to match the driveway permit.

Sandy Plessner stated another issue discussed at the previous meeting was what kind of signage was the plaza going to have. Mr. Smith gave the Board a rendition of the proposed Plaza sign that would replace the existing Ames sign. Mr. Helwig asked about the Movie Gallery sign and Mr. Wise stated the Movie Gallery would like their own sign if it were allowed by code but if not allowed, they would be okay with being on the Plaza sign.

Ms. Jackson asked why was the well located in the parking lot.
Mr. Smith stated that while the roadwork was being done by the state, they would hook into Town water.

Ms. Jackson asked if the quantity of parking spaces was addressed in the lease with the tenants and Mr. Smith stated it was not.

The Board spent a few minutes discussing the proposed Plaza sign. Ms. Plessner asked Mr. Smith if he had said the Plaza sign would replace the Ames sign and Mr. Smith stated it would.

Mr. Smith brought up adult movies and stated it was a concern of his as well. Mr. Smith said Movie Gallery would not put in adult movies if there were laws against it in Town but if there were other movie rental stores in the area that rented adult movies, Movie Gallery would want the right to rent them. Mr. Smith continued by saying the adult movies would be kept in a separate area.

Ms. Jackson stated she didn't feel she could vote on the application until such time that all of the details were put on the plan.

7:50 PM Open to public comment.

Jim Dodge asked if the State of New Hampshire allowed the Towns to ban adult movies and the Board members replied they did not believe so. Chairman Curley stated the Board's concern was where the adult videos would be located and were they in an area away from where children might be.

Joe Plessner stated management should institute some kind of policy in reference to permitted signage within the plaza area with regard to local ordinance regulations.

7:54 PM Close to public comment.

Ms. Jackson stated she would not vote on anything at this time. Mr. Smith stated he would bring in a revised plan with all of the Boards concerns addressed. Ms. Jackson made a motion to continue the case until June 25th at 7:45 PM. George Helwig seconded the motion. No discussion. All voted in favor of the motion.
7:55 PM  Hearing no disqualification's, Chairman Curley introduced Case #02-08 for a site plan review for Carmine Sarno. Chairman Curley stated he had found the application to be substantially complete and asked for a motion. Ms. Jackson made a motion to accept the application. Sandy Plessner seconded the motion. No discussion. All voted in favor.

Mr. Sarno explained that they wanted to covert the entire second floor of the bank building into three apartments. Each apartment would have two accesses, one in the front and one in the back.

Ms. Jackson asked what the square footage of the apartments was going to be and Mr. Sarno replied that the apartments would range from 900 to 1100 square foot.

Katherine Dawson asked if the apartments were handicap accessible and Mr. Scarno replied they were not.

George Helwig asked about where the tenants would park and Mr. Sarno replied they were buying the parking lot in the rear as it went with the property and the parking lot had 30 spaces.

Chairman Curley asked if Mr. Sarno had spoken with the Fire Chief yet and Mr. Sarno replied they had met with Captain Wilking and did a walk through. Her concerns included wiring in the basement that needed to be closed up; have some kind of light over the fuse box; smoke detectors and concern about the fire rating of the ceiling on the first floor.

Mr. Sarno stated Captain Wilking had stated she would send a letter but they just met last week so they had not yet received her letter.

Ms. Jackson asked if they would have to deal with snow removal and Mr. and Mrs. Sarno replied they would continue what ver the Bank was presently doing. A discussion on snow storage continued briefly. Ms. Jackson suggested designating an area for snow storage could be a condition of approval or if they could not store the snow, they could truck the snow away.

Chairman Curley stated the Board would also want a copy of Captain Wilking's letter for the file.

8:05 PM  Open to public comment.
Jim Dodge, after a brief discussion, stated he hoped the Board would have safe guards in place so that the apartments would not deteriorate. Mr. Dodge also stated he was sure the Sarnos would have very comfortable apartments that would be well cared for.

Ms. Jackson stated the Bank building was registered with the National Historic Registry and the Sarnos would need to check with them in regard to any alterations, especially the exterior.

8:10 PM Close to public comment.

Ms. Jackson made a motion to accept the site plan with the following conditions.

1. Show snow storage on plat or truck away snow.
2. Compliance with Life Safety 101 Codes
3. Check with the National Historical Registry prior to making any changes to the building.
4. Letter for file from Captain Wilking detailing any concerns she found from her inspection of the property.

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

8:15 PM Hearing no disqualification's, Chairman Curley introduced Case # 02-09 for an amended site plan for Winnisquam Wood Products.

The Chairman told the members he had found the application was missing the elevations and building heights. The Chairman stated elevations and building heights could be a condition of approval. The Chairman then asked for a motion. Ms. Jackson made a motion to accept the applications with the conditions that the elevations and building heights would be furnished. Mr. Helwig seconded the motion. No further discussion. All voted in favor.

Robert Stickney stated they wanted to add a 50 foot X 60 foot storage building to an already existing structure. Several minutes were spent discussing the location of the proposed building. It
was determined that the land was flat where the proposed structure would be but the land did fall off slightly near the water some distance away. Ms. Jackson asked if there was any minimum distance for construction from wetlands and was told there was nothing in the Town's ordinance.

8:25 PM  Open and close to public comment.

Sandy Plessner made a motion to accept the amended site plan with the condition that the building heights and elevations would be furnished. Mr. Helwig seconded the motion. No further discussion. All voted in favor.

The Board spend a few minutes discussing wetland regulations and construction distances and whether or not the Board should prepare something to be added to the Zoning Regulations if approved by the voters.

8:45 PM  Meeting adjourned.

Minutes prepared by,

Sandy Plessner