TOWN OF TILTON
PLANNING BOARD MEETING
AUGUST 27, 2002

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

OTHERS PRESENT:
Joe Plessner ................................................................. Robert Stevenson
Laura Barry ............................................................... Kenneth Nash
Iris Ianno ................................................................. Jon Rokeh
Andrew Nadeao ....................................................... Bill Biron
Kristin Jensen III ..................................................... Rick Lepene
Selectman Bob Brown ............................................. Selectman Bob Brown

AGENDA:
6:30 PM Call to order
Minutes of July 23, 2002
Correspondence
Any other business

PUBLIC HEARING ON PROPOSED SUBDIVISION
CHANGES

Add new paragraph: "Section 1:A
RESPONSIBILITY The subdivider or potential
subdivider shall pay any expense involved in meeting
the requirements of these subdivision regulations.
These expenses may include but are not limited to;
application fees, abutters fees, advertising fees,
registry fees and expenses incurred by the Town to
hire an engineer or engineering firm to review an
application or oversee the construction of any
roadways. (Also see individual sections for further
details.)"
Add to end of paragraph on 7.2 ROAD DESIGN AND CONSTRUCTION. "It shall be the Planning Board or Selectmen's option whether or not an engineer or engineering firm shall be required to oversee road design and construction.

7:00 PM Case #02-15-Boundary Line Adjustment-William and Diane McKenna & Anthony Fonzi-Applicant proposes to adjust boundary lines between Lot 37 and 41 located off of Church Street. Property is located in the Medium Density Residential District.

7:30 PM Design Review-Jensen's Inc. Applicant wishes to consult with the Board on the final phase of the Hemlocks project in Jensen's Park. Property is located at 159 Clark Road, Tilton, NH 03276. Tax Map R-16 Lot 3 in the Medium Density Residential District.

MEETING:

6:32 PM Call to order. Chairman Curley asked alternate Sandy Plessner to sit as a full member for the meeting. The Chairman asked if all the members had read the minutes of 7/23/02. George Helwig made a motion to accept the minutes of July 23, 2002. Katherine Dawson seconded the motion. No further discussion. All voted in favor.

CORRESPONDENCE:

2. Selectmen minutes for 7/25/02.
3. Post card from Department of Environmental Services on water supply land conservation grant program.
4. Dredge and fill application for RR Laconia.
5. New Hampshire Municipal Association newsletter looking for nominations for municipal volunteer awards.
6. New Hampshire Office of State Planning sent a
NH outdoor recreation planning survey.

Bob Brown, Chairman of the Selectman Board, gave the Board a brief update on the Richardson road project. Chairman Brown told the Board Vollmer Associates, the Town's engineers, had been working with Rick Lepene, Mr. Richardson's engineer and they had made some changes on the road way plan to bring it into compliance with the subdivision regulations. Mr. Brown was here to see how the Board wanted to proceed. Chairman Brown stated Vollmer Associates had said the vertical curve near the entrance to the proposed road needed to be lowered a little for better visibility. The slope could be adjusted in the field and would not affect the drainage. Chairman Brown continued by saying Vollmer also stated there should be a stop sign but Mr. Lepene did not feel there should be one as there would be so few cars that would be using the proposed road. Chairman Brown talked about the easement issue. The Chairman stated he had spoken with Bill Rollins and Mr. Rollins had said that most towns went with an 8 to 10 foot easement to allow extra space for any future work that might be needed. The easement could be listed on the deeds to the properties as they were sold to ensure the easements along the roadway were there should they be needed for any future work. The easement areas could be used for utilities or drainage for the roadway. Chairman Brown told the Board they needed to decide on what they felt the easement should be. Chairman Brown finished by saying that except for these few things he presented tonight, the roadway met the subdivision regulations.

After a brief discussion among Board members, Sandy Plessner made a motion to ask for 10 foot easements on both sides of the road to cover any unforeseen work in the future. Michelle Jackson seconded the motion. No further discussion. All voted in favor.

Sandy Plessner then made a motion to accept the recommendations listed in the letter from Vollmer Associates received on August 26, 2002. These recommendations included the stop sign, field adjustment to the slope of the road and the easements to be added. Michelle Jackson seconded the motion. No discussion. All voted in favor.
Discussion continued briefly. Sandy Plessner made a motion to accept the roadway plan as modified. Michelle Jackson seconded the motion. All voted in favor.

Chairman Brown told the Board the Selectmen would get the bonding in place and let the Planning Board know when that was complete.

6:45 PM Chairman Curley opened the first public hearing for the proposed subdivision changes and read the changes. There were;

Section 1:A RESPONSIBILITY

The subdivider or potential subdivider shall pay any expense involved in meeting the requirements of these subdivision regulations. These expenses may include but are not limited to; application fees, abutters fees, advertising fees, registry fees, and expenses incurred by the Town to hire an engineer or engineering firm to review an application or oversee the construction of any roadways. (Also see individual sections for further details.)

On page 18

7.2 ROAD DESIGN AND CONSTRUCTION

Add to the end of paragraph, "It shall be the Planning Board's or Selectmen's option whether or not an engineer or engineering firm shall be required to oversee road design and construction."

Discussion on the proposed changes ensued. Katherine Dawson asked that the words "design and" be added to the first paragraph before the word construction so that the sentence would read, "These expenses may include but are not limited to; application fees, abutters fees, advertising fees, registry fees, and expenses incurred by the Town to hire an engineer or engineering firm to review an application or oversee the design and construction of any roadways."

The Board voted to accept the change.

Discussion turned to definitions found for wetlands and what should be used by the Town. Ms. Jackson stated soils or
plants or standing water by themselves were not enough and the Board needed to come up with a conservative definition to use to eliminate any confusion. The Board felt they wanted to also consider setbacks to wetland areas. Sandy Plessner stated she would call the Lakes Region Planning Commission and find out what other Towns are using.

7:10 PM The Chairman closed the public hearing on the proposed subdivision changes.

Case #02-15 for William and Diane McKenna and Anthony Fonzi for a boundary line adjustment. Hearing no disqualifications, Chairman Curley told the Board he found the application to be substantially complete and asked for a motion. Michelle Jackson made a motion to accept the application. George Helwig seconded the motion. No discussion. All voted in favor.

Rick Lepene, engineer representing the applicants, explained to the Board that because of boundary line problems, Mr. Fonzi and the McKennas decided to do this adjustment. Mr. Lepene stated Map R-9 lot 37 would be increased in size from .183 of an acre to .767 of an acre and R-9 Lot 41 would be decreased in size from 2.678 acres to 2.094 acres.

7:15 PM Chairman Curley opened the meeting to public comment.

Kenneth Nash stated he was in favor of the boundary line adjustment.

7:16 PM Close to public comment.

Hearing no further discussion, Sandy Plessner made a motion to accept the boundary line adjustment as presented. George Helwig seconded the motion. All voted in favor.

7:30 PM Design review for Jensen's Inc. Chairman Curley stated this was a design review, the abutters had been noticed and everything was substantially complete in the application package.

Kristin Jensen III, owner and manager of Jensen's, Inc., began by explaining to the Board that the Tilton park had 66 sites and they were proposing an additional 37 on the
remaining land. Originally the park had been approved for 165 sites. Mr. Jensen continued by stating;

1. Each of the sites would be roughly 10,000 square feet.

2. The new areas would have two section homes of at least 1,000 square feet with a 5/12 pitched roof with shingles.

3. Homes would have vinyl siding and porches and many of the homes would have a garage and paved driveways.

4. All of the homes would be owner occupied as no sublets were permitted.

5. Proposed site plan includes a building for a permanent office, a maintenance area, sales area for homes once the project is completed, an RV storage area where people can park RV's, campers and small boats and an area for the mailboxes for the owners.

Mr. Jensen stated the trademark of all of their communities was the money, time and effort that they put into landscaping.

Mr. Jensen stated their main purpose for meeting with the Board was to get input on the project so they could finalize their plans and come back to do a formal site plan review.

Jon Rokeh, engineer for the project, explained they had extended the road around on the northwest side trying to avoid any wetland areas but there would be one wetland crossing. Mr. Rokeh stated they would also be finishing cul de sacs in the park and that each of the lots would be 10,000 square feet with out wetlands.

Michelle Jackson asked if it was an adult community and was told no it was an open community.

Ms. Jackson asked how the homes were heated and was told most of the homes were heated with natural gas. Ms. Jackson asked if any were oil heated and was told no, their were
no oil tanks; it was either natural gas or electric and most of the
owners preferred natural gas.

Ms. Jackson stated it appeared the wetland crossing would
have flow and asked if it would impact the lot near the crossing.
Mr. Rokeh stated it would be a dredge and fill with culverts and
would not impact the lots.

Mr. Jackson asked if they were aware the intersection at
Clark Road and Rte. 3 would be changing and Bill Biron,
manager of the park, stated he had been at the meeting the
State had and the State representative had said the traffic
coming out of the park would not impact the intersection.

Chairman Curley asked how much of lot 28 was wet
and would it affect the home going there and Mr. Rokeh stated
the lot was 10,000 square feet and that excluded the wetland.

Katherine Dawson asked if the utilities were underground
or overhead and was told they were overhead.

Chairman Curley asked if the design of the cul-de-sacs
would be consistent with the Town Subdivision Regulations and
Mr. Rokeh stated they would be.

Ms. Jackson asked if the roads inside the park were
private and was told they were.

Ms. Jackson asked about the drainage. Mr. Rokeh stated
the final drainage plan wasn't complete but when finished the
plans would show drainage along the roadway to detention
ponds and eventually out to the wetland areas.

Chairman Curley asked about the lighting in the park. Mr.
Rokeh stated there would be lighting around the parking lot and
street lights. They would use care, Mr. Rokeh stated, not to
impact the surrounding homes with the lights. Board members
stated their preference would be for downcast type of lighting.

George Helwig asked if there would be any hazardous
materials stored in the maintenance building and was told no.

Katherine Dawson asked if the school bus went into the
park and was told no as there was no children in the park Mr.
Biron did explain the roads could handle a bus with no problem as they had had commercial buses in the park as well as the trucks that deliver the mobile homes to the sites.

Hearing no further questions or comments, Mr. Rokeh and Mr. Jensen thanked the Board for their time and input into the proposed project.

8:10 PM Meeting adjourned.

Minutes prepared by,

Sandy Plessner