MEMBERS PRESENT:

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

OTHERS PRESENT:

Joe Plessner                                Rick Lepene
Peter Paul

AGENDA:

6:30 PM           Call to order  
Minutes of October 8, 2002  
Correspondence  
Any other business

7:00 PM            Case #02-18-Site Plan Review for Northern Pool & Spa,  
Inc. Applicant proposes to construct a 5,000 square foot pool  
and spa sales and display facility. Property is located on  
Laconia Road in Tilton , NH 03276 . Tax Map R-9 Lot 48-1 in  
the Mixed Use District.

Discussion of possible zoning changes for the March 2003  
Town meeting.

MEETING:

6:40 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 October 8, 2002 . Michelle Jackson  
made a motion to accept the minutes of October 8, 2002 . George Helwig  
seconded the motion. No further discussion. All voted in favor.

CORRESPONDENCE:

1.   Letter dated 10/16/02 from the Department of Environmental Services  
to Bernard Filion concerning a possible wetlands complaint for 149 School
Street in Tilton.

2. Letter dated 10/3/02 from the Department of Environmental Services acknowledging receipt of a site specific application from Jensen’s Inc to disturb about 165,000 square foot for a subdivision.

3. 2002 fall planning conference “Growing Smarter” will be held Saturday, November 16, 2002 at UNH in Manchester.

4. Fall 2002 issue of “The Source”.

5. Letter dated 10/16/02 from the Department of Environmental Services acknowledging receipt of a Wetlands application for Jensen’s Inc. The Board members were reminded that Wednesday, the 23rd was the second law lecture to be held at the high school in Meredith.

7:00 PM Case #02-18 for a Site Plan Review for Northern Pool & Spa, Inc.

Rick Lepene, engineer, stated the site plan submitted for review by the Board was not ready as changes had taken place after submission so they wanted to use the evening discussing the changes with the Board and hopefully the Board would continue the case until the November 12th meeting when a formal site plan review could begin.

Mr. Lepene began by telling the Board:

1. The owner had originally proposed a 5,000 square foot building located on the upper portion of a lot with a rough terrain.

2. The lot was located in the Mixed Use District.

3. The wetlands were being mapped.

4. The applicant had met with the State for a curb cut on Rte. 3.

Mr. Lepene stated the owner had decided to move the building because of the steep slopes of the original location, which would have required retaining walls and a lot of extra work. Mr. Lepene continued by saying what was being proposed now was to move the building closer to the road to a flatter area. The new proposed building would be a 7,000 square foot building instead of the original 5,000 square foot building. The owner would like to build some sort of storage facility behind the proposed show room in the future.
Mr. Lepene continued by saying they had inspected a few test pits on the property a few years ago and found pretty good sandy soils on the knob area so they were proposing a leach field in that area. Mr. Lepene showed the Board where the septic system would have to be located on the property using the 125 foot regulation that the Town had. Mr. Lepene stated the septic tank would be located behind the proposed building and the septic waste would be pumped up to the leaching area. The Board spent time discussing the municipal sewer and whether or not it would be possible to connect to it. Mr. Lepene told the Board the sewer line wasn’t near his clients lot at the present time.

Peter Paul, owner of the business, arrived. Mr. Paul stated the building would be 6,600 square foot and passed out pictures of what the building would look like. Mr. Paul stated he had submitted an intent to cut with the Town and hoped to keep his crew busy preparing the site by cutting and stump ing the property and putting in a foundation before the frost came. Mr. Paul stated if they could get that done, they could use the winter to construct the building.

Mr. Paul stated he would begin the business by selling hot tubs and eventually he would add swimming pools. As the area grew, Mr. Paul stated, he would need a facility in the rear of the property for storage of inventory.

George Helwig asked if there would be any chemical storage and Mr. Paul responded by saying they would have the pre-packaged chemicals used for pools and spas but nothing in bulk storage.

Michelle Jackson asked how tall the building would be and Mr. Paul stated he wasn’t sure yet and asked what the requirements were.

George Helwig asked if Mr. Paul was going to pave the area up to the future storage area and Mr. Paul said he had no plans to at the present time.

Michelle Jackson asked what the acreage was and was told. Ms. Jackson inquired if the acreage included wetlands and Mr. Lepene replied it did but the wetlands area would be flagged and marked.

Conversation continued several minutes on various aspects of the proposed project. Sandy Plessner asked if they were going to see the Zoning Board because of the size of the proposed building. Mr. Lepene
stated they did plan on going before the Zoning Board for the special
exception required and they were considering asking for a variance as well
because of the Town regulation requiring 125 foot for a septic system to
be from a wetland as the State requirements called for 75 feet. Mr. Lepene
then showed the Board a possible area for the septic system near a slope
area and explained they now had leaching systems that could go on
sloped areas. Mr. Lepene finished by saying, he and his client were not
sure yet if that is what they would do.

After a brief discussion on the continuation, George Helwig made a
motion to continue Case 02-18 until November 12th at 7:30 PM. Michelle
Jackson seconded the motion. Hearing no further discussion, the
Chairman called for a vote. All voted in favor.

Discussion turned to the Lochmere Water District and whether or
not the applicant would be able to hook into the community water supply.
Mr. Paul stated he felt he would prefer a private well.

Joe Plessner, building inspector, told the applicant he should speak
to the Fire Department about whether or not they would require the
proposed building have a sprinkler system. Mr. Plessner stated as soon as
their new plans were ready, they should get a set to the fire inspector for
review as Mr. Plessner would not issue a building permit until the fire
department had reviewed and approved the plans.

Board members had a brief discussion on the proposed changes
for the March 2003 Town meeting. New material on wetland buffers and
cluster development were passed out. Board members would make notes
as to what they would like to see in any proposed regulation and bring
them to the next meeting.

8:15 PM Meeting adjourned.

Minutes prepared by, Sandy Plessner