TOWN OF TILTON
PLANNING BOARD MEETING

NOVEMBER 12, 2002

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

OTHERS PRESENT:
Joe Plessner                                         Roland Gamlin
Peter Paul                                             Dennis Gaudet
Michael D’Amante

AGENDA:

6:30 PM        Call to order.
               Minutes of October 22, 2002
               Correspondence
               Any other business

7:00 PM           Case #02-19-Site Plan Review-AutoServe of Tilton-Kia.
Applicant proposes an auto sales lot using a temporary trailer
as a showroom. Property is located at 96 E. Main Street,
Tilton, NH 03276. Tax Map R-24 Lot 13 in the Regional
Commercial District.

7:30 PM           Continuation-Case #02-18-Site Plan review for Northern
Pool & Spa. Inc. Applicant proposes to construct a 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:

6:45 PM        Call to order. Chairman Curley asked alternate Sandy
Plessner to sit as a full member for the meeting.
Chairman Curley asked the Board members if they had read the minutes of October 22, 2002. Michelle Jackson made a motion to accept the minutes of October 22, 2002. George Helwig seconded the motion. No further discussion. All voted in favor.

CORRESPONDENCE:

1. Letter dated October 28, 2002 from Donahue, Tucker & Ciandella along with a Notice of Lot Merger for the Market Basket. The letter asked the Chairman to sign the Merger and have it recorded.

2. Flyer from the Office of State Planning detailing Public Meetings for a Statewide comprehensive Outdoor Recreation Plan. Meetings were scheduled for December 3rd, 4th, 9th, 10th, 12th, and 13th at various locations around the State.

3. Letter dated 11/6/02 from the Department of Environmental Services to the Conservation Commission acknowledging receipt of the Conservation Commission report.

4. Letter dated 10/30/02 from the Tilton Land Use Office to TF Moran detailing what was needed to complete an application for the Planning Board.

5. Notice for a Drinking Water Project meeting to be held November 20th at the Northfield Town Hall.

7:00 PM Case #02-19 for Tilton Auto Serve-Kia for a Site Plan.

A motion was made, seconded and approved to accept the application. Hearing no discussion, Chairman Curley asked the applicant to begin.

Roland Gamlin, Operations Director, told the Board they proposed to set up a new and used auto dealership for Kia at the location using a temporary trailer as an office. Mr. Gamlin stated that early next year, they would be doing an engineering study to determine where the Kia dealership would be but for the present time, they were looking for approvals to use the site on a temporary basis.

Sandy Plessner asked if they planned to keep the Kia dealership at the proposed location and Mr. Gamlin replied there were two options they were looking at. Mr. Gamlin stated Auto Serve owned two sites at the East
Main St. location. They could have Kia on one site and Nissan next to it on the other lot or they could end up having the Nissan dealership at this location and move the Kia dealership to the West Main Street location. Mr. Gamlin stated they were studying the costs for the different options.

Chairman Curley asked Mr. Gamlin where the parking would be and Mr. Gamlin explained the customer parking would be in front of the temporary trailer. Mr. Gamlin stated new and used cars would sit where the existing tennis courts were located and cars would also be placed on the grassy areas as there were no plans for paving at the present time. Chairman Curley stated, for clarity, what was already paved on the site would remain paved but AutoServe would not be paving the remainder of the site and Mr. Gamlin agreed and added they weren’t going to be doing anything to the site until they put together a final site plan.

George Helwig asked how long did Mr. Gamlin feel they would be using the site on a temporary basis. Mr. Gamlin stated it could be up to a year, depending on how soon they could get the cost projections from the engineer for the new buildings and the time needed for the process of getting the new permits.

Michelle Jackson asked if there would be water and sewage to the trailer and Mr. Gamlin replied there was and gave the Board an updated plan showing the water and sewage.

Chairman Curley asked about the signage and Mr. Gamlin replied they would use the existing sign located on the property. Mr. Gamlin stated they would not change the size of the free standing sign and would also have a small Kia sign on the building.

George Helwig asked about lighting for the site and Mr. Gamlin replied the lighting would be downcast.

Katherine Dawson stated the proposed site was pretty close to residential areas and wondered what the hours of operation would be. Mr. Gamlin stated the dealership would be open Monday thru Friday from 8:00 AM to 8:00 PM and Saturday would be 8:00 to 5:00 and Sunday would be Noon to 4:00 PM. Ms. Dawson asked if they would have any loudspeakers and Mr. Gamlin replied they would not.

Ms. Dawson asked if they would be dealing with drainage when the engineering was done. Mr. Gamlin replied they would. Ms. Dawson stated she was looking at the snow storage area and it seemed really close to the
Mr. Gamlin replied there was quite a distance to the river. Discussion continued on drainage and how the State would be making changes as at the present time, the drainage was dumped into the river. Ms. Dawson wondered if Mr. Gamlin couldn’t move the snow storage and Mr. Gamlin replied they could move it to the other side of the tennis court area as that would be crushed gravel.

Ms. Dawson asked if Mr. Gamlin was aware he needed a special exception for the trailer. Mr. Gamlin stated he would go to the Zoning Board for a special exception. Ms. Dawson stated she hoped the Zoning Board would put a time limit on how long the temporary trailer could be on the site.

Joe Plessner, Building Inspector, stated the Zoning Board did not meet until January and wondered if Auto Serve could go forward with their plans as long as an application package had been submitted. Ms. Dawson stated she felt that was reasonable and felt it was necessary that Auto Serve went through the process.

Ms. Dawson asked if in the final engineering, did Mr. Gamlin foresee some kind of green space buffer between the Auto dealership and the residents near by. Mr. Gamlin stated he felt there would be. Everyone agreed it would be discussed when Auto Serve returned to do a site plan review.

Michelle Jackson asked about the topography and Mr. Gamlin stated it dropped off and became flat again. Ms. Jackson asked if it was wetland and Mr. Gamlin replied it was not, that it was actually a sand pit area where the land flattened out.

Chairman Curley asked if there would be a dumpster and Mr. Gamlin replied there would not be at the present time.

7:15 PM Open and close to public comment.

Hearing no further comments, Katherine Dawson made a motion to accept the site plan as a temporary design for the site pending approval from the Zoning Board of Adjustment for the required special exception. Michelle Jackson seconded the motion. No further discussion. All voted in favor.

7:30 PM Continuation of Case #02-18 for Northern Pool and Sign. Peter Paul presented the Board with drawings of the building.
Mr. Paul stated Mr. Lepene had applied for permits required and they were awaiting the approvals.

Sandy Plessner asked if the area around the building was going to be paved. Mr. Paul stated it would be eventually. Ms. Plessner felt that because they were proposing such a large building for the site, they were right up against the wetland area on the one side and thought it might be considered over development of the area. Mr. Paul stated it wasn’t finalized and the building could be smaller if necessary. Ms. Plessner stated she had wondered about the delivery trucks, how would they maneuver around as there did not appear to be that much room on the side of the building and none in the rear of the building. Mr. Paul stated there was no need to get to the back of the building. Mr. Paul continued by saying there would be a garage door on the side of the building for truck deliveries. Mr. Paul stated they had applied for a wetland crossing so they could put in a gravel path to the flat area higher up on the lot. They could use that area for the storage of trucks or equipment if it was necessary.

Sandy Plessner asked if what Mr. Paul was saying was he didn’t need a building quite that large and Mr. Paul explained that the building he is in currently in Maine is 7,700 square feet and they were out growing it. Mr. Paul stated his object was to be able to display at least 20 hot tubs.

Katherine Dawson stated the site was in the Mixed Use District and a building this size would require a special exception from the Zoning Board. Mr. Paul stated he was on the Zoning Board agenda for November 19th to try and get Zoning Board approval.

Sandy Plessner stated other buildings in the area were only a little over 4,000 square feet. Ms. Plessner stated the Mixed Use District was designed for small scale retail. Mr. Paul stated he felt he would need at least 5,000 square feet of space.

Sandy Plessner stated if the building were a little smaller, it would give Mr. Paul room to grow if Mr. Paul ever needed more parking in the future. Ms. Plessner stated it appeared the parking lot was near the wetland on the one side.

Michelle Jackson stated the concern was their was no buffer area between the parking lot and the wetland.

Ms. Jackson asked if there would be any outdoor display of hot tubs and Mr. Paul said no. Ms. Jackson asked if Mr. Paul offered a service
where they filled the hot tubs for customers and Mr. Paul replied they did not.

When Ms. Jackson asked about landscaping, Mr. Paul stated their would be some landscaping and grass as when he was finished he wanted the place to look good. Ms. Jackson asked if Mr. Paul would have signage on the road and Mr. Paul stated he did not feel he needed a road sign but would have a sign on the face of the building.

Sandy Plessner asked Mr. Paul if he had said they had filled out applications for a wetland crossing and a driveway permit. Mr. Paul stated he believed Mr. Lepene had done that.

Michelle Jackson stated the plan was showing part of the retaining wall in the setback area but didn’t feel it had been done on purpose.

Katherine Dawson stated there was no drainage shown to prevent runoff into the wetlands. Discussion continued on the elevations and the pitch of the parking areas. Ms. Jackson asked where the snow storage would be and Ms. Dawson stated it had to be kept away from the wetland areas as she felt the wetland areas had to be protected.

Ms. Dawson stated that no matter what happened with the building, she felt the parking edge needed to be pulled away from the wetland area. Mr. Paul asked the Board how far they would like the parking area to be moved and Ms. Dawson stated she would like to see a 20 foot buffer to protect the vegetation in the wetland area and Mr. Paul stated he could do that.

Discussion continued on various items including the retaining wall. Mr. Paul told the Board he was thinking of putting in granite faced bricks set in stone. Ms. Dawson felt that would help buffer the wetland areas.

Ms. Dawson asked about lighting and Mr. Paul stated the lighting would be on the building and would be downcast.

Chairman Curley asked about landscaping along the front of the building. Mr. Paul stated he wanted it to look like a higher end business and would have something in addition to grass in front but he didn’t want to block the view of the building from the highway.

Ms. Jackson asked Mr. Paul if he had begun to cut the timber yet and Mr. Paul replied he had the timber permit but wanted to get finished with the Planning and Zoning Board so he could get the building
Mr. Paul stated he would be doing the site work himself.

Ms. Jackson asked if Mr. Paul would be servicing his vehicles on the site and Mr. Paul said no.

Ms. Jackson asked if Mr. Paul would be displaying pools at the site and Mr. Paul stated he would not right away. He would begin by selling hot tubs only.

Ms. Jackson asked if Mr. Paul had spoken to the fire department yet and Mr. Paul stated he had been in contact with them.

George Helwig asked Mr. Paul if he would have any floor drains inside the building and Mr. Paul replied he would not.

7:50 PM Open and close to public comment.

Hearing no further discussion, Sandy Plessner made a motion to accept the site plan with a building of no more than 5,000 square feet with the following conditions.

1. Special exception received from the Zoning Board for a building over 3,000 square feet.

2. Compliance with Life Safety Codes along with all State and local permits and regulations.

3. Revised Site Plan showing;
   a. Edge of parking lot at least 20 foot away from wetland for undisturbed vegetation border but allowing for additional planting.
   b. Correct to show building inside the setback area.
   c. Snow storage.
   d. Landscaping
   e. Plan showing drainage away from the wetlands.
   f. Downcast lighting.

George Helwig seconded the motion. No further discussion. All voted in favor.

The Board members spent the next hour discussing various changes and
additions
to consider for the Zoning Regulations. Discussion included Cluster development and wetland buffer Regulations, a purpose paragraph for the signage article, and a few new definitions. Many items were considered. Board members suggested having someone come and discuss all the Board would want to see in cluster development and wetland buffer regulations and then write the regulations as the Board members felt they did not have the time to write the regulations themselves.

After a brief discussion concerning the meeting of November 26th, it was discovered there would not be enough members present to have a quorum. Katherine Dawson made a motion to postpone the meeting of November 26th until December 3rd. George Helwig seconded the motion. No further discussion. All voted in favor.

9:45 PM Meeting adjourned.

Minutes prepared by, Sandy Plessner