MEMBERS PRESENT:
Chairman, 0 Mike Curley
Vice Chair George Helwig
Michelle Jackson Katherine Dawson, Ex-OfficioSandy
Plessner

OTHERS PRESENT:
Bill Rollins Peter Julia
Ken Norton Bob Brown
Norm Beauchemin Joe Plessner

AGENDA:
6:30 PM Call to order
Minutes of December 10, 2000
Correspondence and any other business.

Discussion with William Rollins, PE from Vollmer Associates, LLP,
concerning update on the road way portion of the Subdivision regulations.

7:00 PM Public Hearing on proposed zoning changes for March
2003 Town Meeting.

7:30 PM Public Meeting-Case #03-01 for Tri-State Painting.-
Amended Site Plan Review. Applicant proposes to build an
addition onto an existing building. Property is located at 612 W.
Main St., Tilton, NH 03276. Tax Map R-26 Lot 24A in the
General Commercial District.

MEETING:
6:30 PM Call to order. Chairman Curley asked alternate Sandy
Plessner to sit as a full member for the meeting. The Chairman asked if
the members had read the minutes of December 10th. George Helwig
made a motion to accept the minutes of December 10, 2002. Michelle Jackson seconded the motion. No further discussion. All voted in favor.

**CORRESPONDENCE:**

1. Letter dated 12/23/02 from the New Hampshire Division of Historical Resources concerning the telecommunications antenna being placed into the Trinity Episcopal Church steeple. The letter stated it would not affect or damage the building and could be easily removed.

2. Letter dated 12/18/02 from the Department of Environmental Services concerning a wetland complaint for the estate of Hugh Dalzell.

3. Letter dated 12/20/02 from the Department of Environmental Services issuing a site specific permit #WPS-6371 for Jensen’s Inc.

4. Letter from the Department of Environmental Services giving approval for a non-site specific permit for Jensen’s Inc.

5. Letter dated 1/03/03 from the Watershed to Wildlife Inc. announcing upcoming workshops offered by the NH Community Technical College and Watershed to Wildlife, Inc.

6. Letter dated 1/06/03 from the Department of Environmental Services announcing the receipt of an application from the Tagliente Family Trust for a site specific permit.

6:40 PM Peter Julia and Bill Rollins, from Vollmer Associates, spoke with the Board about draft subdivision regulation updates concerning road design and construction standards.

Mr. Rollins explained they had been involved with overseeing a new road project in Tilton which led to the realization that areas of the current Subdivision Regulations needed to be updated.

The Board members, Mr. Rollins and Mr. Julia spent several minutes discussing the draft update followed by a question and answer period. Some of the questions concerned the lot configurations and road designs. Board members felt the section was a little confusing the way it was written. Bob Brown, Selectman, explained the Selectmen had hired Vollmer Associates to oversee the road work being done and had quickly
realized the need for updating the Subdivision Regulations. Mr. Brown stated the Selectmen felt the update was needed so there would be a standardization for road design and construction in Tilton so future construction would be done correctly. Mr. Brown stated they felt more requirements and more detailed plans should be required. Mr. Brown stated the Selectmen realized that the average person might not know or understand all of the details of road construction and felt an engineer or engineering firm would be needed to oversee any future road project from the beginning to end. Mr. Brown stated he was in favor of the draft presented by Vollmer. Mr. Brown stated it was well written and felt the only thing he found that needed to be revised were some editorial changes.

After several minutes of discussion, Board members stated they would use the meeting on January 28, 2003 as a workshop to go over the draft again and send the edited copy back to Vollmer.

7:20 PM    PUBLIC HEARING ON PROPOSED ZONING REGULATION CHANGES. Chairman Curley read each of the changes into the record. They included;

Add “Purpose” to the Zoning Ordinance and re-number

Article 2.3    SIGNAGE:    PURPOSE

The purpose of the signage section is to protect the health, safety and public welfare by achieving the following;

1. Control signs, which increase the likelihood of accidents by distracting attention or obstructing vision.

2. Preserve and protect property values and civic beauty by not permitting signs of excess size, height, number, visual impact and undesirable locations.

3. Establish standards that permit businesses a reasonable and equitable opportunity to advertise but which will avoid excessive intrusion on the visual aesthetics of an area.

4. Provide signs that are compatible (color and design) with their surroundings and appropriate to the types of activity to which they pertain.

Change and re-number original 2.3 and 2.3.1 to read;

Article 2.3.1    Signage: Freestanding name plates or signs intended to
promote or advertise a business or commodity offered on the property where posted, shall not exceed the specifications established for their respective district. Signage shall also include banners, commercial flags and inflatable signs.

Article 2.3.2 Off premise signs are not permitted. Roof signs are prohibited. No signs shall be erected or placed within a traffic median or right of way or public sidewalk. All signs and signs structures shall be properly maintained so as not to become a public hazard or to become a detriment to the street environment. Any business, which has closed, other than for seasonal purposes, shall remove all signage associated with that business within 90 days.

Article 2.3.3 Additional signage, where needed, may be posted on the business provided that it is limited to five percent (5%) of the square footage of the façade. Portable signs are to be placed by permit only.

Article 2.3.4 ALL PORTABLE OR TEMPORARY SIGNAGE displayed after 5/1/03 in excess of that which is specifically allowed for in this ordinance will require a special permit to be issued by the land use office. Special permits will be issued for not more than one 90 day period per year with fees to be set by the Board of Selectmen. Failure to obtain a permit will constitute a violation of the Zoning Ordinance. (Section 11.4) All portable and temporary signs must comply with Article 2.3.2.

Change the signage description for the Downtown District to read;

DN (Downtown District) The goals and standards considered for properties located within the boundaries of the Downtown District shall;

1. Insure that the visual impact of all signs shall be consistent with the architectural and historic qualities of the area.

2. Preserve to the extent practicable, the period architectural details of the facades of the buildings in the District.

3. Promote the general visual attractiveness of the Downtown area.

For businesses in the Downtown District, signage will be restricted to twenty (20) square feet to be located on the façade only.

Commercial establishments located above street levels will be permitted window signs only.
Doors leading to multiple occupancies shall have the building name and street number only.

Animated and moving signs are prohibited.

Awnings or canopies may not extend over two-thirds of the sidewalk or six feet (6) from the building face, whichever is the lesser. Any lettering will be considered part of the total signage.

In definitions add:

2.1.64.1 Sign-Banners and or flags-commercial-Means a flag or banner, which presents commercial advertising copy or other graphic material (logos or other symbols) associated with commercial business.

2.1.64.2 Sign-Inflatable signs-Means an inflated three-dimensional object, which is anchored or affixed to a structure or site for the purpose of advertising or attracting attention to a business.

Change the definitions of the following:

2.1.67 Structure: Means any object constructed or installed by man, including such objects although regulated or licensed by other provisions of law.

2.1.73 Wetland-An area that is inundated or saturated by surface or ground water at a frequency and duration sufficient to support and that under normal conditions does support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands include, but are not limited to, swamps, marshes, bogs and similar areas.

Change the description of the Medium Density Residential District to remove a conflict in the Zoning Ordinance. Description should read:

MR (Medium Density Residential District); Is designed to accommodate single-family and two family dwelling units and seasonal dwelling units served by collector and local streets where utilities and sewer service are limited or not now present.

On page 21, after the section titled Cellular Communications, add:

11.2.4 Flag poles to be limited to the maximum structure height as depicted in the Table of Dimensional Values. Categories of local control
include visual impact, aesthetics, and height restrictions.

Article 7 - The Table of Dimensional Values

Change Maximum Bldg. Height to read Maximum Structure Height.

Add note 9 to Maximum Structure Height and have it read; Exception: Telecommunications Towers.

After reading all of the changes, Chairman Curley asked for comments from the Board or public.

Ken Norton told the Board he felt a lot of thought had gone into the changes and he was in favor of the changes.

7:40 PM Hearing no further comments, Chairman Curley closed the public hearing. After a brief discussion, Michelle Jackson made a motion to accept the proposed zoning regulation changes and to put them on the warrant for a vote at the 2003 Town meeting. George Helwig seconded the motion. No further discussion. Chairman Curley called for a vote. All voted in favor.

7:45 PM Case #03-01 for an amended site plan for Tri-State Painting. 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 further discussion. All voted in favor.

Norm Beauchemin, from Tri-State Painting, explained to the Board that Tri-State Painting had outgrown their site and needed more office space and storage for their records. Mr. Beauchemin went over the plans showing the location of the proposed expansion. Mr. Beauchemin stated there would be two exits and a fire wall between the offices and the storage area.

Michelle Jackson asked if the proposed expansion would be two story. Mr. Beauchemin stated the building was already two story and continued by saying the expansion would consist of five offices, a conference room and one extra bathroom. Mr. Beauchemin stated at the present time the area was one very large room.

Ms. Jackson asked what the total square footage would be and Mr. Beauchemin stated it was 42 X 28 or about 1200 square feet.

Ms. Jackson asked if the septic would handle the extra bathroom
and was told it would. Mr. Helwig asked how many employees would use the offices and was told three sometimes four people.

Ms. Jackson asked how many total employees would use the property and Mr. Beauchemin stated there might be four in the office and two or three in the shop but not all of the time.

7:55 PM  Open and close to public comment.

Hearing no further discussion, Sandy Plessner made a motion to approve the amended site plan as presented. George Helwig seconded the motion. No further discussion. All voted in favor.

8:30 PM  Hearing adjourned.

Minutes prepared by,
Sandy Plessner