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


AGENDA:

6:30 pm Call to order.
Minutes of March 25, 2003
Correspondence
Any other business

7:00 PM Case #03-04-Site Plan Review for Lake View Creamery.
Applicant proposes to construct a seasonal food service and ice cream shop. Property is located at 66 Hill Road, Tilton, NH 03276. Tax Map U-1 Lot 38 in the Resort Commercial District.

7:30 PM Design Review for Country Lake Resort. Applicant to discuss proposal for development of land. Property is located at 788
Laconia Road, Tilton, NH 03276. Tax Map R-7 Lot 11 and 11-1 in the Resort Commercial District.

MEETING:

6:30 PM     Call to order. Chairman Curley asked if all the members had read the minutes of March 25th. Michelle Jackson made a motion to accept the minutes of March 25, 2003. George Helwig seconded the motion. No further discussion. All voted in favor.

The Board spent a few minutes discussing the proposed Subdivision Regulation changes. Hearing no further comments or changes, George Helwig made a motion to accept the draft of the proposed subdivision changes and to hold public hearings. Michelle Jackson seconded the motion. No further discussion. The Chairman called for a vote. All voted in favor.

Sandy Plessner brought the Board up to date on the progress of the Master Plan committee.

CORRESPONDENCE:

1. Notice of the Drinking Water Project meeting April 24th at the Belmont Corner Meeting House from 6:30 PM to 9:00 PM.

2. Notice of regional Office of State Planning Workshops for achieving Smart Growth.

3. Letter dated 3/28/03 from Mark Puffer to advise the Town the court case involving Summa Humma Enterprises has been scheduled for May 22nd at 9:00 AM.

7:00 PM        Case #03-04 for Lakeview Creamery for a site plan review. 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.

Steve Faives, applicant, told the Board he planned to have a 12 X 24 foot building in the approximate location that the hot dog vendor had been at last year.
Michelle Jackson asked where the drive way would be. Mr. Faives stated the driveways were existing and both were off of Hill Road.

Sandy Plessner asked if there would be any other business on the site and Mr. Faives stated he had no plans for a new business but there was a massage therapist located in the home on the site.

Ms. Jackson asked if the parking lot was paved and Mr. Faives replied that from the front of the building forward was paved.

Ms. Plessner asked what they would be serving besides ice cream and Mr. Faives replied Horse Shoe Jacks would share the location with him and he would serve the same thing he had served the previous year such as hot dogs.

Ms. Jackson asked about the topography and was told it was pretty flat. Katherine Dawson stated the land did drop off by the lake. Ms. Dawson asked about the pitch of the parking lot and if there was any drainage in the parking lot. Mr. Faives stated he thought there might be one drain. Ms. Plessner asked if there were any plans to change the parking lot and Mr. Faives stated he had no plans to do so.

Ms. Dawson asked about water to the site and Mr. Faives stated he would run a water line above ground from the house to the proposed building.

Ms. Plessner asked if Mr. Faives planned to have the proposed building on municipal sewer and Mr. Faives responded by saying he did but would have to check with the Sewer Commission to see how they wanted him to proceed.

Ms. Dawson asked about the lighting and Mr. Faives stated there were large mercury flood lights near the retaining wall and a light on the sign board.

Chairman Curley asked if Mr. Faives planned on adding anymore lights and Mr. Faives stated he would have a few lights on the proposed building but no more flood lights.

Ms. Jackson asked about the signage. Mr. Faives explained there was a sign board already and he would add the appropriate sized sign to the sign board. Ms. Jackson stated Mr. Faives needed to show the signage on the plan.
Chairman Curley asked what the hours of operation would be. Mr. Faives stated the food part would be noon or a little earlier to 8 or 9:00 at night and the creamery would be open mid afternoon to 8 or 9:00 at night. Mr. Faives added on the weekend they would be open a little earlier.

Ms. Jackson asked how Mr. Faives planned to run the water line and Mr. Faives explained it would run along the retaining wall above ground. Ms. Jackson asked if Mr. Faives had tested the water supply and Mr. Faives stated he had the go ahead from the State and they had said to notify them one week before opening so they could inspect the water system.

Ms. Dawson asked about the distance the retaining wall was from the parking lot. Mr. Faives stated it ran from flush with the pavement to 6 inches above.

A general discussion on snow storage ensued. Mr. Faives stated the snow would not be plowed in the winter except the little area for the house. Ms. Jackson asked where the parking was for the massage therapist was and Mr. Faives explained they parked in back of the home.

7:15 PM Open to public comment.

Kathy Joyce stated she did not feel there would be enough parking on the lot and did not see why there should be a second ice cream place when there was one across the road.

Mr. Faives responded by saying the lot was a car lot in the past and would provide enough parking.

Mike Joyce stated there were numerous accidents along Rt. 3 and to allow another business to come in would add to the problem.

John Olmstead stated the bottom floor of the house was empty and wondered if it was for rent. Mr. Faives stated it was. Mr. Olmstead stated any business that would come in there would have to share the parking lot. Mr. Faives stated he did not see where parking would be an issue.

Mr. Joyce added there was already enough traffic.

Joe Christi stated they had problems with people coming in by boat and parking in slips that were rented to other people. The individuals would then walk down to the hot dog stand. Mr. Christi felt there was no need to have another business in the area.
Ms. Jackson asked if a solid fence would help and was told it would not.

Rita Olmstead asked about trash and whether or not they would have a dumpster. Mr. Faives stated he would have a dumpster. Ms. Olmstead asked if the applicant was required to have the food and water tested and Mr. Faives responded that the State did send inspectors by now and then for that purpose.

Mr. Zaccheo added he hoped the Board would consider the traffic conditions in the area.

7:25 PM Close to public comment.

Ms. Dawson asked what the building would be sitting on and Mr. Faives replied it would be preformed footings with 6X6 posts and the footings would be buried.

Discussion on the various things covered ensued. Mr. Faives was told they Board would continue the case as there was not enough sufficient information to make a decision. Information needed included;

1. More detail for parking (show number of spots.)
2. Show location of signage, lights, dumpster and picnic tables.
3. Show where the drainage for the parking lot goes; where the catch basin is and the edge of the pavement.
4. Show drive way locations.
5. Show elevations of parking lot.
6. Copy of paper work from the State on the water supply.
7. Show retaining wall in relationship to the building and property lines.

After a brief discussion, Ms. Jackson made a motion to continue the case until May 13th at 7:00 PM.

7:37 PM Design review for Country Lakes Resort. Jon Rokeh, engineer for the proposed project, told the Board they were here this
evening doing a design review to go over the proposed plans with the Board and the abutters. Since they were here doing the conceptual in February, they had continued to work on the proposed project. Mr. Rokeh stated he and the applicant had met with the Department of Transportation to discuss the issues of two connections onto Rt. 3 located near the current curb cut and the other connection would be down near the end of the property.

Mr. Rokeh continued by saying they had also met with the Fire department and had added a 30,000 gallon cistern to the plan to add fire protection for the back units of the proposed plan.

Mr. Rokeh stated the proposed road way would be as discussed at earlier meetings with the grade being at 8% or less with a 10% grade to be no more than 500 feet of the tangent length.

Mr. Rokeh stated they would be doing a lot line adjustment with the resort to move 5 acres from the resort property to the proposed project. Mr. Rokeh stated that would give the proposed project a little over 61 acres. Mr. Rokeh continued by saying after subtracting the 14.59 acres of wetlands and steep slopes, it would leave the density calculation for duplex units at 46.70 acres with 2 units per acre would equal 93.4 units. Mr. Rokeh stated the applicant was proposing 90 units. Mr. Rokeh continued by saying at the present time the applicant is considering 3 bedroom units with one garage.

Mr. Rokeh stated they had also met with the Conservation Commission to go over the plan and the Conservation Commission seemed to agree they had minimized the disturbance of the wetland, as much as possible, by using the existing wood roads for the proposed roadway.

Chairman Curley asked about the utilities. Mr. Rokeh stated they would hook up to the sewer trunk line and have one to two common wells for each cluster. The electrical would be underground. Mr. Rokeh continued by saying they would have street lights for each cluster area and one or two lights on the roadway areas through wooded areas.

Mr. Rokeh stated they would be processing a State dredge and fill application and the Department of Transportation had stated they would need two driveway curb cut permits. When asked about the existing curb cut for the hotel, Mr. Rokeh stated the hotel would have access off of the new road.
Ms. Dawson stated they were crossing over the old town right of way. A brief discussion about whether or not the right of way had ever been abandoned lead Mr. Rokeh to say he would check into it. Ms. Dawson stated there was a difference between discontinuance and abandonment.

When asked about the roadway and signage, Mr. Rokeh stated the applicants plan was to keep the road a private road and they would have a small sign, perhaps a granite block, with lettering. When asked about the housing, Mr. Rokeh stated the housing would be for anyone, not 55 or older. When asked about the open spaces, Mr. Rokeh stated most of the open land would go into a deeded conservation easement.

8:05 PM Open to public comment.

James Walker stated he felt the proposed development should have as little impact as possible. His major concerns were;

1. Traffic with line of site problems.

2. Pedestrian crossing Rt. 3.

3. School bus may not go into the area so would need to check with the school board or know where children would be picked up and dropped off.

4. It is important to have a condominium agreement. The agreement should cover road maintenance and trash handling.

5. Hoped the Board would consider the whole property.

6. It is important to protect the land that would not be built on. Should protect the open areas as the project moves along.

Mr. Rokeh stated the wetlands and steep slopes were taken out before the calculations for the land density were done. Mr. Rokeh stated the open land would be protected by disturbing it as little as possible.

Dean Clark asked if the proposed development would be built in phases and was told it would be. Mr. Clark asked if their conversations with the Department of Transportation included turn lanes. Mr. Rokeh stated the Department of Transportation had said when the application was actually presented, the DOT would require a traffic study before conditions of approval were done. Mr. Clark continued by stating he felt the
impact on the first 3.5 acres was a heavy impact. Mr. Clark wondered if the number or units should be reduced in that section. Mr. Rokeh stated if that were a separate parcel, it would be a heavy impact but it wasn’t a separate parcel. Mr. Clark asked if a buffer would be put up to protect the neighbor and was told they would. Mr. Clark wondered if there was any reason why they couldn’t reduce the impact on the entrance area and Mr. Rokeh stated that because of the usability of the land and they were using the density calculation allowed by the zoning regulations, the areas they were proposing to develop had the least amount of impact.

Jim Sevigny, abutter from next door to project, was concerned the homes would not have back yards and wondered if the people would be using his property. Mr. Rokeh stated they would be using a buffer between the properties and perhaps a privacy fence would be added.

Steve O’Leary asked about trash pick up and was told they would probably have some kind of dumpster location.

Margo Racicot asked about the traffic study. Mr. Rokeh stated they had talked to the DOT several times and was told the state saw no problems but the traffic study would be required before they could sign off on any final plan. Ms. Racicot stated she felt it was important for the Board to consider the number of children. Ms. Racicot stated she was also concerned with snowmobiles and snow mobile trails. Mr. Rokeh stated they would not be able to put in snowmobile trails.

Frank Dalton wondered if they would put a fence around the property. Mr. Rokeh stated the property was mostly woods and wildlife surrounded by stone walls and old fencing.

Steve O’Leary stated that he hoped when the traffic study was done, they would include Saturday and Sunday.

There was a discussion on traffic counts and mitigations. Mr. Walker stated he did not feel the traffic count would solve anything.

Dean Clark asked if the State had mentioned a turning land and Mr. Rokeh stated they had not at the present time as DOT did not want to get into the requirements at this stage of the project. When asked when the traffic study would be done, Mr. Rokeh stated it would be in the next month or two. Mr. Rokeh added that it did not matter too much when the study was done, as all the numbers were in the database but what was more relative was what the trip generation showed would be the pertinent
information added to the data base. Mr. Clark asked if the applicant had talked to the police and Mr. Rokeh stated they had not at the present time. At this point, Chairman Curley explained how the traffic counts were gathered and used.

James Walker asked what the time frame would be and Mr. Rokeh stated he felt the soonest he felt they could have permits required and site plan review would be in the fall.

Ms. Racicot suggested that perhaps they could consider fewer units. Mr. Rokeh stated they had looked at the whole area and wanted to leave as much area natural as possible and felt they were.

Mr. Walker stated he thought the rear of the property was in Sanbornton. Mr. Rokeh stated the fence line was pretty much on the Tilton line.

8:30 PM Close to public comment.

Chairman Curley asked for the Boards opinions and comments.

Sandy Plessner thought it was a well thought out plan.

Chairman Curley asked when they would do the traffic impact study. Mr. Rokeh stated the first thing they would be doing would be a boundary line adjustment and then put together a schedule for progression and the time line needed for all of the permits and site plan review.

Mr. Rokeh stated their main concern had been to go over everything with the Board and the abutters to make sure they had not overlooked something.

8:45 PM Everyone was thanked for coming and the meeting adjourned.

Minutes prepared by,
Sandy Plessner