MEMBERS PRESENT:

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

OTHERS PRESENT:

Ody Cormier                                        Florence & Jack Richmond
Jon Rokeh                                              Bill Biron
Steve Cummings                                     Terri Lacroix
Jim Rogers                                           Garth Dubois
Dan Roberts                                         Joe Plessner

AGENDA:

6:30 PM                    Call to order
                          Minutes of May 13, 2003
                          Correspondence and any other business

6:35 PM                       First Public hearing for proposed
Case #03-07 for Jensen’s Inc. The
Subdivision Regulation changes.
Hemlocks for a Site Plan Review. Applicant
proposes to create a community center and
maintenance building. Property is located at
159 Clark Road, Tilton, NH 03276. Tax Map R-16
Lot 3 in the Medium Density Residential
District.

7:35 PM       Case #03-08 for R. Garth Dubois for a Commercial Car wash site plan review. Applicant proposes to construct a 3 bay car wash. Property is located on E. Main Street (next to the post office), Tilton, NH 03276. Tax Map R-14 Lot 11A in the Regional Commercial District.

MEETING:

6:35 PM       Call to order. Chairman Curley asked the members if they had all read the minutes of May 13, 2003. George Helwig made a motion to accept the minutes of May 13, 2003. Michelle Jackson seconded the motion. No further discussion. All voted in favor.

CORRESPONDENCE:

1. Request for more information dated 5/9/03 from the Department of Environmental Services to Steve Whalley concerning file #2003-00506.

2. Notice from the New Hampshire Department of Environmental Services announcing a workshop titled “Introduction to Wetlands Identification” to be held June 5, 2003 at Laconia Country Club from 8:30 AM to 3:30 PM.

6:36 PM       Chairman Curley opened the public hearing for the Subdivision Regulation changes. (Complete text of changes attached to the Office copy of the PB05/27/03 minutes.)

When the Board finished reading the proposed changes, Chairman Curley explained that there could be other minor changes like renumbering, adding or changing a word for clarity but not changing the intent of a subsection, and rearranging some paragraphs for clarity. Chairman Curley stated the changes had been available to anyone who wished to see them and will continue to be available.

Chairman Curley asked if anyone had any changes or
additions they wanted to add. Katherine Dawson stated she would like to see new definitions for condominiums, townhouses, motels and hotels and for the definitions to be the same in the Subdivision, Site Plan and the Zoning regulations.

Sandy Plessner proposed adding a statement to Section 6, which would read, “Zoning districts permitting multi-family dwelling units, apartments, townhouses and condominium subdivisions shall be limited to four (4) dwelling units, with a minimum of 800 square foot each, per buildable acre.”

After a brief discussion, Sandy Plessner made a motion to have a second public hearing on June 24th at 6:35 PM for the additional proposed changes. George Helwig seconded the motion. No further discussion. All voted in favor.

The Board will vote on the proposed subdivision regulations covered during this meeting at the beginning of the June 10th meeting to allow one more extensive look through the proposed changes for any typos.

7:00 PM Case #03-07 for a site plan review for Jensen’s Inc.

Hearing no disqualifications, the Chairman told the Board he had found the application to be substantially complete and asked for a motion. Sandy Plessner made a motion to accept the application. George Helwig seconded the motion. No further discussion. All voted in favor.

Jon Rokeh, engineer from Holden Engineering, explained the proposed community center building would house the postal boxes, a community room, a maintenance area and a small bathroom. Other items Mr. Rokeh stated included:

1. The property would have 10 RV parking spaces for storage. The would be seven parking spaces with one handicap parking space and a separate parking area for the postal vehicle to be located off the front of the building where the postal boxes would be located.

2. Lighting would consist of down cast type at the corners, front and back of the building.
3. Plans call for a 5 X 4 sign on the front island at the entrance to the lot.

4. The back side of the lot will house a garage area to store maintenance equipment and supplies.

5. Drainage for the area was explained.

Michelle Jackson asked if the RV parking area would have hook ups for the RV’s and was told it would not. The area was there for storage only.

Ms. Jackson asked how large the lot area was and what the lot coverage would be. Mr. Rokeh stated he would have to add the information to the plan as he did not have the information with him.

Chairman Curley asked what kind of functions would the community room serve and Mr. Rokeh explained the room was not that large and it had a small bathroom. There were no planned functions, but if people wanted to meet there for cards or something, they could. Mr. Rokeh stated the back area would serve primarily as office space and the maintenance operation.

Chairman Curley asked about the snow storage and Mr. Rokeh stated it would be in the maintenance parking lot as that area would not be needed for supplies in the winter time. Chairman Curley stated Mr. Rokeh needed to note the snow storage area on the plan.

7:20 PM Open and close to public comment.

Hearing no further discussion, Michelle Jackson made a motion to accept the site plan with the following conditions.

1. Snow storage, lot size and lot coverage to be show on plan.

2. Compliance with the State Fire Codes.

3. All State and Local permits.

Katherine Dawson seconded the motion. No further discussion. The Chairman called for a vote. All voted in favor.
7:30 PM Michelle Jackson made a motion to close the public hearing on the proposed Subdivision Regulation changes. George Helwig seconded the motion. No further discussion. All voted in favor.

7:37 PM Case #03-08 for Garth Dubois for a Site Plan for a commercial car wash. Hearing no disqualifications, Chairman Curley told the Board he had found the application to be substantially complete and asked for a motion. Sandy Plessner made a motion to accept the application. George Helwig seconded the motion. No further discussion. All voted in favor.

Steve Cummings, engineer, went over the site plan for the Board. Items covered included:

1. Building would house a 3 bay car wash located within the setback requirements.

2. Traffic would enter and exit the lot on the same easement that the post office used as that was how it was set up at the time of the subdivision on the property was done.

3. They were proposing to widen the paved area on their side of the grassy area for two way traffic.

4. The would be meeting with the Conservation Commission to obtain signatures for an expedited wetland crossing application.

5. Signage would be a 40 square foot sign to be located near the roadway.

6. Drainage would include a series of catch basins to treat the water flow on site. Treated flow would enter the grassy area swale and run it back out to discharge where the water discharges out at the present time. They would add a level spreader and a vegetative strip for the existing flow.

7. Sewer connection with the interceptor at the rear of the property. The applicant had already discussed the idea with the Sewer Commissioners.
There was a brief discussion of the brook and the drainage of the property into the brook and treating the drainage before it entered the brook area. Katherine Dawson asked if there were any other wet areas other than the brook and Mr. Cummings stated the only other areas were along side of the brook.

Michelle Jackson asked about snow storage. Mr. Cummings stated they planned on putting the snow storage in the grassy swale area and if there was too much to store some in the grassy area by the building or truck it off. A general discussion of the snow storage areas and drainage continued briefly. Board members referred to the drainage report provided.

Chairman Curley asked about the curb cut conditions and Mr. Cummings stated everything was existing now because of the post office traffic and they would not make any changes. Chairman Curley stated they would need to get an up dated curb cut to reflect the additional traffic.

George Helwig asked what type of lighting they would have and was told it would be downcast.

Michelle Jackson asked about using curbing to direct the water flow into the car wash. Mr. Cummings stated the proposed building was designed to slope inward. Mr. Cummings stated he supposed they could put in a berm but the proposed building was designed in such a way to slope the pavement to have the water flow run towards the basins.

George Helwig asked if there was drainage in the bays themselves and Mr. Cummings stated everything would be caught and taken to the sewer.

Ms. Jackson stated Mr. Cummings had stated the pavement would be expanded and the traffic flow would be coming around along side the proposed car wash and she saw no curbing between the traffic and the proposed building. Ms. Jackson felt if they didn’t use curbing, pedestrian traffic would be exposed to the vehicle traffic.
Ms. Jackson stated there wasn’t any landscaping. Although, Ms. Jackson knew they didn’t have a lot of room, she felt that perhaps some landscaping could be put in. Mr. Cummings stated that perhaps they could plant a few shrubs in the green area and could stripe the lanes for directing traffic. Mr. Cummings added that they would have to get the permission from the Post Office as that was in the easement area. Ms. Jackson felt that would help but she still felt heavy traffic would cause problems with pedestrians if there were no barriers. Ms. Jackson continued by saying the curbing could direct traffic flow.

Ms. Jackson asked if they would have any employees and was told there would be during the summer.

Katherine Dawson asked how they were going to contain the soils on the steep embankment when they were showing the edge of the building extending over the edge of the embankment. Mr. Cummings stated they would use the foundation as a retaining wall. Ms. Dawson stated they only had a 3 foot retaining wall sitting on a one foot footing. Mr. Cummings stated in this case they would go down from the old ground level and put in a four foot frost wall. Ms. Dawson asked if they were going to stabilize the soil after they disturbed them. Mr. Cummings stated they would not be disturbing that much soil to dig down for a frost wall. Ms. Dawson stated they wouldn’t have any frost protection if they didn’t have any back fill against the wall. Ms. Dawson stated she was concerned about the stabilization of the soils and Mr. Cummings stated they would build it back up as they would not want the area to wash out.

Ms. Jackson spent several minutes discussing the drainage. Mr. Cummings explained that his calculations were based on a 25 year storm Ms. Jackson voiced her concerns with snow storage in the basin area. She wondered if there were rapid melt; would the snow / water in the swale area be there long enough for the swale to work. Mr. Cummings explained the swale was designed to allow the water to build up and the velocity control was set at ½ % to control the rate the water would leave the basin.
General conversation concerning the building elevations, permits needed and erosion controls continued. All questions asked were answered including:

1. Water would be from Tilton Aqueduct.

2. Hook up to the interceptor for sewer. Permits for the hookup would be required from the Sewer Commission and the Bureau of Railroads as the line would have to run under the railroad tracks.

3. The postal box out by the swale might be moved but would still be out by the grassy area. The pavement on the car wash side would be widened so traffic could flow around someone stopped to drop off mail or turn into the car wash site.

Ms. Jackson asked about the frequency of maintenance on the oil/water separators. Mr. Cummings stated he thought they would be cleaned out once a year. Ms. Jackson stated she would like to see a maintenance schedule in writing.

George Helwig asked what the building would be made of and Mr. Cummings stated the applicant had not made a final decision but it looked like the walls would be PVC skins with concrete poured in between.

When asked about water usage, Mr. Cummings stated they would be recycling the under carriage water by collecting it in tanks that would mix the recycled water with new water. Mr. Cummings stated washing a car uses about 25 gallons of water and by recycling, you can save up to 5 gallons by recycling.

Ms. Plessner asked if the building would have a restroom and was told it would.

Chairman Curley asked if the sign would be lighted and was told it would be lighted and the sign would be in accordance to Town regulations.

Ms. Jackson asked what kind of heat the building would have
and was told it would be natural gas and the 3 bays would have heat in the floors.

Hearing no further discussion, Michelle Jackson made a motion to accept the site plan with the following conditions:

1. Permits for the State wetlands crossing, railroad crossing and sewer connections.
2. Request a detailed design of the NE corner of the building showing erosion control both during construction and after completion of site work.
3. Curbing along edge of paved areas.
4. Signage and paint defining traffic flow. (Small directional type signs)
5. Sign lighting to be either downcast or internal.
6. The Planning Board encourages some landscaping near building.
7. Any lighting on site to be downcast.
8. Snow storage in swale area or hauled away.
9. Compliance with State Fire codes.
10. Maintenance schedule for oil / water separators.

Katherine Dawson seconded the motion. No further discussion. The Chairman called for a vote. All voted in favor.

9:00 PM Meeting adjourned.

Minutes prepared by,
Sandy Plessner