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

OTHERS PRESENT:
Colleen Moon                                      Kiersten Normandie
Bob Brown                                          Jamie Dalessio
Michael Dalessio                                   Gary Starns
Rick Lepene                                         Steven Whalley
Tom Selling                                          Monique Cormier
Ody Cormier                                        Joe Plessner

AGENDA:
6:30 PM          Call to order.
Minutes of May 27, 2003
Correspondence
Any other business

6:45 PM           Case #03-09-Site Plan Review for TAQWA
Empowerment Network, Inc. Applicant proposes a
change in use from retail to a service oriented
business. (Exercise classes and personal training).
Property is located at 539 Laconia Road, Tilton, NH
03276. Tax Map R-10 Lot 24 in the Mixed Use
District.

7:15 PM           Case #03-10-Site Plan Review for Gary Starns of
Oakgreen Auto Body. Applicant proposes a change in use and relocation of sign. Property is located at 472 W. Main Street, Tilton, NH 03276. Tax Map R-26 Lot 2 in the General Commercial District.

7:45 PM Case #03-11-Subdivision Review for James W. Dodge 2001 Trust. Applicant proposes to create two new single-family residential lots. Property is located at 19 Brook Road, Tilton, NH 03276. Tax Map R-21 Lot 10 in the Medium Density Residential District.

8:15 PM Case #03-12-Amended Site Plan Review for Steve Whalley, d/b/a Tilton Kawasaki. Applicant proposes to downsize the previously approved site plan review. Property is located on Rt. 140 (next to the Burger King), Tilton, NH 03276. Tax Map R-23 Lot 26B in the Regional Commercial District.

MEETING:

6:36 PM Call to order. Chairman Curley asked if the Members had read the minutes of May 27th. Sandy Plessner stated a correction needed to be made on page two, paragraph 4. Ms. Plessner stated it should read Section 6 instead of Section 7. George Helwig stated in the agenda, the third case, the words should be commercial car wash. Hearing no further corrections, Michelle Jackson made a motion to accept the minutes as corrected. George Helwig seconded the motion. No further discussion. All voted in favor.

CORRESPONDENCE:

1. DES application for a ground water discharge permit from Quinn T. Corp.

2. Letter dated 6/5/03 from DES advising the Town they had received an application for a site specific permit from Gerald Chaille to disturb approximately 130,000
square feet on the proposed hotel site.

Discussion began on the proposed subdivision regulations. Sandy Plessner told the Board she had gone over the regulations and corrected misspelled words and fixed typos. She stated she had not changed any wording. George Helwig made a motion to adopt the proposed Subdivision Regulations. Michelle Jackson seconded the motion. No further discussion. The Chairman called for a vote. All voted in favor.

Ms. Plessner gave Board members copies of the proposed amendments to the Subdivision Regulations that had been discussed at the May 27th hearing and voted on to have a public hearing for on June 24th.

6:45 PM Case #03-09 for a site plan review for TAQWA Empowerment Network, Inc.

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.

Kiersten Normandie, owner of the business, explained to the Board they would not be making any exterior changes other than changing the signage to reflect a new business. Ms. Normandie stated they would be remodeling the interior by removing walls, adding bathrooms, an office, a new front door, and making the place handicap accessible.

Colleen Moon, owner of the property, stated the signs would remain the same structure, they would merely replace the existing faces.

George Helwig asked if the building was on sewer and Ms. Moon stated it was a septic system. Ms. Moon continued by saying they had a septic design done in case it was needed. Ms. Moon stated they hoped to hook-up to the municipal sewer but if the current system were to fail before the sewer was in place, they
did have an approved septic design.

When asked about parking, Ms. Moon stated they had 20 parking spaces.

When asked what the hours of operation would be, Ms. Normandie stated they could be open as early as 6 AM to accommodate people wanting to exercise before work; they may be closed for part of the day and reopen from 4 to perhaps 8 PM for those people wanting to exercise after work.

6:55 PM Open and close to public comment.

Hearing no further discussion, Michelle Jackson made a motion to approve the site plan with conditions. The conditions included;

1. Compliance with State Fire Codes
2. All State and local permits required.

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

7:15 PM Case #03-10 for a site plan review for Gary Starns of Oakgreen Auto Body.

Hearing no disqualifications, Chairman Curley told the Board that 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.

Gary Starns, property owner, began by explaining to the Board he had put up a new sign in a different location to make it clear to customers how they could enter the property. Mr. Starns stated the abutter on his right had objected so he had it moved over a bit which seemed to satisfy the abutter. Mr. Starns stated the building inspector called him the following day to let him know the abutter was complaining. Mr. Starns stated he was considering moving the sign over about 6 feet from the original location but couldn’t get the sign people back for at least a couple of weeks. Mr. Starns finished by saying he looked into getting the property surveyed but it was costly and could not be done for a couple of months and he personally did not feel he was on his abutters property.
Chairman Curley asked Mr. Starns to discuss the change in use for the property. Mr. Starns stated he had purchased the property from a gentleman that had a glass company and he was now operating an auto body shop. Mr. Starns stated all he did was auto body work, he did not paint the vehicles or do engine work.

Ms. Jackson asked if all the tenants would be on one sign. Mr. Starns replied they would be. Ms. Jackson asked how tall the sign was and Mr. Starns said the old sign was 12 feet tall but he would like to raise it up as one could not see some of the signage on the bottom in the wintertime. Mr. Starns was told the sign height in the General Commercial District was 20 feet.

George Helwig asked if anything else on the site had changed and was told it had not. Mr. Starns stated the only change was the name of the business.

7:20 PM Open and close to public comment.

Sandy Plessner asked about the temporary signage on the property. A general conversation concerning temporary signage ensued.

Board members asked about the other businesses that were located on the property.

Mike Dalessio, tenant, explained his business was called Superior Auto Cleaning and Detailing and all of the products he used were bio-degradable. Mr. Dalessio stated he used no acetones, and that everything he used was sprayed on and wiped off or steam cleaned. At this point, Mr. Dalessio showed the Board a book listing chemicals used approved by OSHA and explained he had high-lighted the chemicals he used in the book. A general discussion on the business and the different services Mr. Dalessio offered the public continued briefly.

Ms. Jackson asked about the other businesses on the site. Mr. Starns stated the businesses included Oakgreen Auto, Superior Auto Cleaning, K-9 Clipping and a company called Exact Software, which, Mr. Starns said, was not a retail company.

Ms. Jackson asked Mr. Starns if he was aware all of the tenants had to be on one free standing sign and he stated he
understood. After a brief discussion on the reader board, Joe Plessner, building inspector, explained the reader board had been the primary signage for the previous owner but now it had become temporary signage as all businesses on the property would be on the sign post. There was a general discussion on temporary signage and the permit required to use temporary signage. Mr. Dalessio explained he would like to use the temporary sign to advertise his specials.

Sandy Plessner asked if Mr. Starns understood he could only have one free standing sign on the property and Mr. Starns said he understood. Discussion turned to how long it would take to get the signage taken care of so that there was only one free standing sign on the property. Mr. Starns stated he felt he could get the sign people to do the work in about 10 days. Board members chose to give Mr. Starns one month to remove the excessive free-standing signage.

Hearing no further discussion, Sandy Plessner made a motion to accept the site plan with conditions. The conditions were:

1. Temporary reader board type sign will require a permit.
2. Applicant has one month to remove excessive free-standing signage.

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

7:45 PM  Case #03-11 for a Subdivision Review for James W. Dodge 2001 Trust.

Chairman Mike Curley and Ex-Officio Katherine Dawson excused themselves from the case. Bob Brown, alternate Ex-Officio, took Katherine Dawson’s place and Vice-Chair George Helwig became Chairman for the case.

Chairman Helwig 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. Michelle Jackson seconded the motion. No further discussion. All voted in favor.

Rick Lepene, engineer, gave a brief description of the property
which included the two lots being created contained no wetlands, was located in the medium density residential district and the property left after the two new lots were created did abut a wetland. Ms. Jackson asked if a wetland survey had been done and Mr. Lepene stated it had not. Soil types were briefly discussed.

7:50 PM Open and close to public comment.

Michelle Jackson made a motion to accept the subdivision plan as presented. Bob Brown seconded the motion. No further discussion. All voted in favor.

Bob Brown excused himself and Katherine Dawson and Chairman Curley returned to their places on the Board.

8:15 PM Case #03-12 for an amended site plan review for Steve Whalley, d/b/a Tilton Kawasaki.

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

Tom Selling, engineer, explained to the Board the proposed building was being downsized because of high costs for construction. Mr. Selling stated the Board had approved 22,000 square foot buildings on February 12th with 52,755 square foot of pavement. Mr. Selling stated they were here tonight asking for 20,100 square foot of buildings and 51,405 square foot of pavement. Mr. Selling stated the result would be an increase of pervious lot coverage from 47.74% to 49.16% as a result of the proposed building and the paved parking areas being reduced.

Mr. Selling stated the existing conditions plan showed the boundary lines, two-foot topography, and subsurface utilities. The plan also showed water courses, trees, easements, structures, roadways and driveways, sewers, water supply well, potable water supply lines, other utilities including electric, cable and natural gas, curbing, street signs and outdoor lighting.

Mr. Selling distributed copies of the wetlands permit for the
site and told the Board he would be sending DES an updated plan showing the changes if approved by the Board.

Steve Whalley stated the windows shown on the elevations sheet might be eliminated

Mr. Whalley explained that before they had a building overlapping a building and they wanted to take advantage of the low grades in the rear. Now, since they would have two separate buildings, they could eliminate some of the slope in the parking lot making it safer in the winter by re-grading the parking lot area so there would only be a 5 foot difference between the high and low point of the land.

Ms. Jackson asked how tall the buildings would be and was told the highest building would be 32 ½ feet. Ms. Jackson asked what would go in between the buildings and was told it had not been decided.

Mr. Whalley explained the reason they were separating the building was to get away from the fire coding problems and sprinkler problems. The front building would be less than 9,000 square feet, Mr. Whalley said, and the second building would be 6,000 square feet plus a storage loft which would still make the building have less than 9,000 square feet. Mr. Whalley finished by saying that after discussion with the fire department, this would be acceptable as long as there was 30 feet between the buildings.

8:30 PM  Open and close to public comments.

Hearing no further discussion, Michelle Jackson made a motion to accept the amended site plan with the original conditions given at the 2/11/03 hearing. Those conditions were:

1. Variance approval from the Zoning Board of Adjustment relative to building setbacks.

2. Amend lot coverage calculations to remove unbuilt areas. Total lot coverage not to exceed
60%.

3. Plan to show snow storage in the preferred location northwest of the remote storage building.

4. Signage to meet Zoning regulations.

5. Remove the pylon sign from plan until Zoning Board approval. If approved, an amended site plan will be required.

6. Department of Environmental Services Wetlands and Site Specific approvals.

7. Secondary containment around oil or hazardous material storage tanks.

8. Compliance with all State Fire codes.

9. Plans to show roof discharge location

10. Plan to show green space in parking lot.

11. Reduce paved parking areas to minimize impervious surfaces.

12. Building elevations need to show dimensions.

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

Joe Plessner discussed temporary signage with Board members so that he understood the Board’s expectations relative to the way temporary signage was presented in the ordinance. Mr. Plessner stated some businesses might prefer the permit application allow for separate time periods rather than one 90-day period, due to their business requirements.

To accommodate local businesses, the Board agreed that it would be reasonable to allow up to three thirty day periods
or less by special agreement with the land use office. The Board specified that the time periods desired should be indicated on the temporary sign permit application.

9:00 PM  Meeting adjourned.

Minutes prepared by,
Sandy Plessner