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

OTHERS PRESENT:
John Bernard               Rick Lepene
John Dodge                 Gordon King
Carolyn Stoddard           Joe Plessner
Captain Linda Wilking      Gary Starns
Dr. Joseph Brodbeck

AGENDA:

6:30 PM        Call to order
                Minutes of November 11, 2003
                Correspondence and any other business

6:45 PM        Case #03-33-Amended Site Plan Review for Gary Starns
                for Oakgreen Auto Body. Applicant proposes to buy and sell
                automobiles in addition to the body shop. Property is located at
                472 W. Main Street, Tilton, NH 03276. Tax Map R-26 Lot 2 in
                the General Commercial District.

7:15 PM        Case #03-34-Site Plan Review for John Bernard for the
                Lochmere Meadows Development, LLC. Applicant proposes to
                create a 47 unit multi-family residential development. Property
                is located on Laconia Road, Tilton, NH 03276. Tax Map R-10
                Lot 7-1 in the Mixed Use District.

                Continued discussion on possible zoning changes for the
                March 2004 Town meeting.
6:38 PM   Call to order. Chairman Curley asked if all the members had read the minutes of November 11, 2003. Michelle Jackson made a motion to accept the minutes of November 11, 2003. Katherine Dawson seconded the motion. No further discussion. All voted in favor.

CORRESPONDENCE:

1. Letter from Jan Hooper from the Belknap County Conservation District informing the Boards they had purchased several books to loan out on conservation practices.

2. A petition to change the zoning regulations to show a special exception would be needed to have a Bed and Breakfast in the Medium Density Residential District.

3. Certified letter sent advising missing information would be required for the above mentioned petition.

4. A corrected petition to change the zoning regulations to show a special exception would be needed to have a Bed and Breakfast in the Medium Density Residential District.

5. DOT curb cut for Jason Wright.

6. DOT curb cut for William Letendre.

Sandy Plessner spent a few moments updating the Board on the drinking water project.

Chairman Curley had attended the Park Committee meeting and brought the Board up to date on the details discussed at the meeting.

6:45 PM   Case #03-33 for an amended site plan review for Oakgreen Auto Body. 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. Michelle Jackson seconded the motion. No further discussion. All voted in favor.

Gary Starns, owner, told the board he wanted to buy a few lightly damaged cars at auction occasionally to repair and resell but he would
need a dealers license in New Hampshire to do that and part of the 
requirements for the license was site plan approval from the Planning 
Board. Mr. Starns stated working on the damaged cars would give him 
work during slow times for his regular business. Mr. Starns gave the Board 
a description of his property and the location where he would store the 
cars needing work and the location by Rt. 3 where he would display a car 
for sale when the work was finished. Katherine Dawson asked if he would 
only have one car out near Rt 3 at a time and Mr. Starns stated that was 
correct.

Michelle Jackson asked if Mr. Starns had gotten rid of the drum she 
had seen behind his building when she was viewing the property. Mr. 
Starns stated it was window cleaner and the drum was gone.

Ms. Jackson asked Mr. Starns if the temporary sign that had been 
out front was gone and Mr. Starns stated it was.

Sandy Plessner asked Mr. Starns how many tenants he had and 
Mr. Starns replied he had four tenants.

Ms. Jackson asked if Mr. Starns would be doing any body painting 
and Mr. Starns stated he would not as he sent his vehicles out to be 
painted.

Chairman Curley asked if Mr. Starns was going to have any 
additional signage. After a brief discussion, Mr. Starns stated he wanted to 
put something on the building but not on the free-standing sign at the front 
of the site.

Ms. Jackson asked about the snow storage depicted on the plan 
near the wetland. Mr. Starns stated most of the snow was stored on the 
north west side and Ms. Jackson stated that was fine but snow should not 
be placed on the south east side as it would melt and run down into the 
wetland and could carry potential contaminants from the paved parking 
area.

Ms. Jackson stated Mr. Starns should use curbing behind 
the area where he would be parking the damaged cars to help keep any 
contaminants from running into the wetland area.

Ms. Jackson stated she felt Mr. Starns was starting to over use the 
property and wanted to know if Mr. Starns was willing to limit the number 
of cars he would bring onto the property. Mr. Starns stated he figured the 
most he felt he would have at any one time would be 5 cars. Ms. Jackson
asked Mr. Starns if he was willing to limit the number of cars to 5 at any one time and Mr. Starns stated he would. Discussion continued briefly and ended when Mr. Starns stated he was working by himself and it was not his intent to become a used car lot.

7:15 PM    Open to public comment.

Dr. Joe Brodbeck, abutter, stated he objected as he felt the applicant was over using the property and felt there were safety issues getting in and out onto Rt. 3. Dr. Brodbeck stated it was his understanding that Mr. Starns also had a bible study group using the back of the garage and felt this added to the over use of the property. Dr. Brodbeck then asked how many businesses the Board would permit before they said no more.

Katherine Dawson stated she did feel the site was over used but felt the damaged cars were really part of the business Mr. Starns had at the present time.

7:20 PM    Close to public comment.

There was a brief discussion on Dr. Brodbeck’s comments in regard to the additional business. Mr. Starns stated they only used the site a few times a year.

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

1. All required State, Federal and Local permits.
2. Compliance with State Fire Codes.
3. Limit snow storage to area located north west of K-9 Clipping.
4. Applicant volunteers to limit the number of used cars on the lot to five (5) with one used car allowed up front at anyone time.
5. The use of concrete curbing along the edge of the pavement behind the used car parking area to assist drainage control.
6. Remove snow storage shown on the site plan on the south east side of the property.
7. No painting operations will be conducted on the site.

Sandy Plessner seconded the motion. No further discussion. All voted in favor.

7:45 PM Case #03-34 for a site plan review for Lochmere Meadows Development, LLC. 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. Michelle Jackson seconded the motion. No further discussion. All voted in favor.

Rick Lepene, engineer, began by explaining they were here to introduce the proposed project to the Board. Mr. Lepene stated there were details not yet shown and did not expect any kind of approvals at this time. Items Mr. Lepene described included:

1. Wetland areas had been flagged and there were no steep slopes on the property.

2. Three wetland crossings would be needed with the design of the planned road way.

3. John Bernard, property owner, has meet with the Conservation Commission and the Department of Environmental Services to discuss the proposed project and the wetland areas.

4. Project to consist of a road and 47 multifamily units.

5. Site to be served by municipal sewer and water from the Lochmere Water District.

At this point, Board members questioned the sewer and water availability and Mr. Lepene stated sewer was proposed but committed and Mr. Bernard added he had personally met with the Lochmere Water District and they had no problems with the project. A brief discussion of the capabilities of the Lochmere Water District ensued.

Mr. Bernard also stated he had met with the Sewer Commission, the Police, Fire and highway departments and no one had any problems. Mr. Lepene added that when they returned, they would have some documentation for the design of the water line and something in writing from the Lochmere Water District. Mr. Lepene continued by saying they would also have documentation from the Sewer Commission as the project
would be on municipal sewer as it could not be constructed otherwise. There was a brief discussion on the proposed sewer line and Mr. Bernard added he believed the sewer project would begin the following year.

Mr. Lepene continued giving the details of the proposed project, which included;

6. Project would require a storm water permit, site specific permits and wetland crossings permits.

7. Site is so flat, the roadway would need to be elevated slightly and sewer and drainage would need to be designed with this in mind.

8. The area located in the center section surrounded by roadway would have a walkway and gazebo for observing the wildlife, The area, including the wetlands, would be proposed to be set aside for a conservation area.

Mr. Bernard joined Mr. Lepene and gave a brief description of the wetland area including the location of the brook. John Dodge, abutter, added the area was a wildlife corridor and Mr. Bernard agreed.

Mr. Lepene finished giving the details by adding the project was proposed to be a 55 and older community with units being single floor, two bedroom, two bath units with handicap accessible bathrooms.

Ms. Jackson asked how the wetlands were computed as the wetland area looked to be more than the 4.3 acres stated. Mr. Lepene stated a computer had computed the wetland area and he knew it looked out of proportion and that was why he had tinted the plan he was using this evening. Mr. Lepene added he would have no problem having the computer re-calculate the data. Ms. Jackson stated the mapping looked so angular for wetlands and Mr. Lepene stated they did not round the area out between points and that each point on the plan represented a flag found on the site.

8:00 PM Open to public comment

John Dodge stated his only concern would be complaints about the noise from his saw mill. Mr. Bernard stated he had listened to the saws from different locations on the proposed site and did not feel noise would be a problem.
Joe Plessner asked about the square footage of the homes and was told they would be about 1,000 square foot in size. Mr. Plessner asked if the Lochmere Water District would have enough pressure for the sprinkler systems and was told the units would be single floor and would not require sprinklers. Mr. Plessner asked if a traffic light would be considered by the DOT at the entrance and was told that the DOT would require 25 foot aprons (turning lanes).

8:15 PM Close to public comment.

Discussion on various aspects continued on the proposed sewer expansion and whether or not it would begin the following year. Board members wondered if the proposed project could be approved until the sewer extension had gotten approvals and was being constructed. Mr. Bernard had stated that without the sewer, the project could not be built unless he brought the sewer line up himself.

Members also questioned whether or not the proposed road could have salt used on it considering it was around wetlands.

Michelle Jackson made a motion to continue the case until January 27, 2004 at 6:45 PM. Katherine Dawson seconded the motion. No further discussion. All voted in favor.

The Board spent a few minutes discussing the up coming Town meeting and the various changes they wanted to consider. The members plan to come up with a final list of possible changes for the December 9th meeting so a public hearing can be scheduled at the meeting of January 13th.

9:00 PM Meeting adjourned.

Minutes prepared by,
Sandy Plessner