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

OTHERS PRESENT:
Dusty McMahan                                   James Barney
Nick Sanders                                      Chris Rice
Jeff Kean                                           Chief Steve Carrier
Steven O'Leary                                    Carolyn Stoddar
Richard Benson                                    Karen Benson
Bryan Bailey                                      Phouphet & Sysouphanh Syhabout
Christian Demeritt                                Amy Luzi
Jeff Johnson                                        Roland Gamelin
Phil & Jamie Matzke                             Gordon King
Center Sanders                                    Pat Clark
Bob & Aggie Brown                                 Chris Houghton
Michael Rutherford                              George Ryan
Paula Hausin                                      Randy Remich
Kelly Davis                                          Jon Scanlon
Terry DeSouza                                     Peter Graves
June Brown                                         Ed Balkon
Richard Morway                                    Donald Stevens
John Maynard                                       Scott McClintock

AGENDA:
6:30 PM          Call to order
Minutes of April 27, 2004
Correspondence
Any other business
6:45 PM    Continuation of Case #04-01 for a Site Plan Review for Constantino Pannullo.

7:15 Pm    Case #04-12 for a Boundary line adjustment for Phouphet & Sysouphanh Syhabout and Christian Demeritt. Applicants propose an equal area boundary line adjustment to correct building encroachment over the lot line. Properties are located at 32 & 36 Andrews Road, Tilton, NH 03276. Tax Map R-22 Lots 17G & 17H in the Medium Density Residential District.

7:30 PM    Conceptual for Lakes Region VW/ Audi. Applicant to present informal drawing for discussion and guidance before submittal of formal application. Property is located at 18 Bittern Lane, Tilton, NH 03276. Tax Map R-24 Lot 5 in the Regional Commercial District.

7:45 PM    Case #04-13 for a Subdivision and Site Plan Review for Konover Development Corp. Applicant proposes to consolidate lots Map R-24 Lots 1, 2, 2B, 2C, and Map U-4 Lot 36 and re-subdivide into 5 new lots for retail/commercial use. Site Plan review consists of construction of two large retail/commercial buildings and three smaller retail/commercial buildings. Property is located on East Main Street (near the Agway), Tilton, NH 03276. Tax Map R-24 Lots 1, 2, 2B, 2C, & U-4 Lot 36 in the Regional Commercial District.

MEETING:

6:45 PM    Call to order. Chairman Curley asked if the members had read the minutes of April 27, 2004. Michelle Jackson made a motion to approve the minutes of April 27, 2004. Chairman Curley asked for a correction on page 4. Michelle Jackson amended her motion to approve the minutes of 4/27/04 with the correction. George Helwig seconded the motion. No further discussion. All voted in favor.

CORRESPONDENCE:

1. 5/04/04 letter form the DES to Fortin & Redmond Assoc. in regard to Permit #2003-02789.

2. News paper article concerning MB Tractor.

3. DOT Driveway application copy for Richard Bernard for the Lord Hampshire Motel.
4. Fax from Constantino Pannullo asking for a continuance for his site plan.

5. Letter from William Rollins from Vollmer Associates giving an estimate for a peer review for the Konover project.

6. Copy of an amended plan (file #2004-00298) for the Lochmere Meadows Development to the DES.

6:50 PM Continuation of Case #04-01 for Constantino Pannullo. Chairman Curley read a fax from Mr. Pannullo asking for a continuation for his site plan. Sandy Plessner told the Board Mr. Pannullo had called the office and asked if the case could be continued until the 25th of May. Hearing no further discussion, George Helwig made a motion to continue Case #04-01 until May 25, 2004 at 7:15 PM. Sandy Plessner seconded the motion. No further discussion. All voted in favor.

7:15 PM Case #04-12 for a Boundary line adjustment for Phouphet & Sysouphanh Syhabout and Christian Demeritt. 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.

Bryan Bailey, engineer, told the Board the development had been laid out in the early 70’s. Mr. Bailey stated when the construction began, it appears someone strung a line from the front pin to the back pen but was on the wrong pen in the back of the lot so the house was built encroaching onto the adjacent lot. Mr. Bailey stated they were all existing non-conforming lots and what he was proposing was to adjust the line between the two lots to go around the structure and back slightly so that the total acreage would remain the same once the boundary line adjustment was done. Mr. Bailey stated he was not creating anything new or making one lot larger than the other; he was just trying to rectify a mistake made years ago.

There was a general discussion on the two lots and the negotiations required for this solution.

7:25 PM Open and close to public comment as on one asked to speak.

Hearing no further discussion, Sandy Plessner made a motion to approve the boundary line adjustment as presented. Katherine Dawson seconded the motion. No further discussion. All voted in favor of the boundary line adjustment.

7:30 PM Conceptual for Lakes Region VW/Audi dealership for R-24 Lot
5 in the Regional Commercial District.

Kelly Davis, architect, explained the concept was to place an auto dealership on R-24 Lot 5 and they were here to seek feedback back from the Board before doing a formal site plan review.

A general discussion of the lot and area produced the following suggestions and concerns from Board members.

Michelle Jackson stated she would be concerned with the access to Rt. 3 with the traffic and road design the way it currently is. Ms. Jackson stated the roadway decreased in size from two lanes down to one lane and this creates problems with the traffic merging into one lane right where Bittern Lane is located.

Chairman Curley stated that perhaps an alternate access might be Sherwood Drive.

Paula Heuser stated the traffic coming from her dealership would not be high volume.

Chairman Curley stated these items would come out in a traffic study.

George Helwig stated the applicant would have to watch the lot coverage as there were a lot of wetlands which would need to be subtracted. Mr. Helwig stated the applicant should also be aware of wetland boundaries and setbacks when designing the site plan.

Ms. Jackson asked if the wetlands had been surveyed recently and was told the applicant was in the process of having that done at the present time.

Bob Sharon stated he would be looking for proper drainage with all of the asphalt and automobiles. Mr. Sharon stated there should be oil / water separators and secondary containments for hazardous material such as used and new oils and gasoline.

Ms. Jackson stated she wanted to see where hazardous material would be stored in secondary containment areas on the plan. Discharging storm water to the surface and not to the sewer from the parking areas should also contain oil / water separators and secondary containment, Ms. Jackson continued.

Chairman Curley stated all lighting used on the site should be downcast.

All agreed that landscaping should be done and there should be
compliance with the signage regulations. Signage should be shown on the plans.

Mr. Kelly asked how many visits to the Board would be required. Chairman Curley stated it would depend on various things such as permits and required details. The Chairman stated the applicant should also see the Conservation Commission and the Fire Department.

Mr. Kelly went over the Board's suggestions of landscaping, seeing the Conservation Commission and the Fire Department, procedural process for the Planning Board, downcast lighting, traffic impact, drainage, separation of drainage from the building that should have oil / water separators and surface drainage itself, and signage.

Pat Clark started asking questions and was told this was a conceptual meeting and not a site plan review. The Chairman explained to Mr. Clark his questions were site plan issues and would be welcomed at the formal site plan review.

Jon Scanlon stated the applicant should consider other proposed plans in the area, watch for wildlife corridors and watch for the placement of detention ponds for each of the properties.

7:50 PM Case #04-13 for a Subdivision and Site Plan review for Konover Development. Chairman Curley stated he had gone over the application and found it 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.

Dusty McMahan, Vice President of Konover, gave a brief history of Konover Development and a description of the proposed area to be subdivided and site planned. Mr. McMahan stated the site plan presented represented the potential people (retailers) they were working with and the maximum build out square footages so that they could move forward with the DOT, DES and Army Corp. of Engineers applications.

Jeff Kevan, civil engineer, began by going over the proposed subdivision. Mr. Kevan stated the proposal was to consolidate the four parcels and then subdivide into five parcels. Mr. Kevan stated that would leave three lots across the front (Rt. 3 side) containing 5 acres, 2.9 acres and 2.9 acres, one in the middle with 17.8 acres and one lot in the rear with 11.7 acres. Mr. Kevan continued by saying there would be an easement through the Rte. 3 lot frontage so that all parcels would access through a main driveway making one access point for all five lots.
Ms. Jackson asked if there was a plan that showed the buildable area. (Town requires all wetland to be subtracted to show the minimum required acreage to create a lot.) Ms. Jackson stated what was shown did not say what the buildable area was. Mr. Kevan stated they had not shown the wetlands versus the uplands but the information could be provided. Ms. Jackson asked who the wetland soil scientist was and whether or not his stamp was on a plan. Mr. Kevan stated Peter Walker, from VHB, had done the delineation and their stamp would be on the final plan. Mr. Kevan stated Mr. Walker was present and could answer any questions the Board might have in regard to the wetlands.

Ms. Jackson stated she realized they were not looking at the site plan issue but she noticed they were building in the wetland areas. Mr. Kevan stated that was correct and they would need to go to the Zoning Board of Adjustment for a Special Exception.

Ms. Jackson stated the 50 foot right of way would have to be a road and it would have to built to the Town’s road standards. Mr. Kevan stated it could easily be built to town standards. Mr. Kevan continued by saying it was a driveway wide enough to accommodate and service all the traffic from all five lots and the driveway would be designed according to the traffic studies coming from the site plan. Mr. Kevan stated grading of the driveway, included on the site plan, has a 2% apron for a flat platform adjacent to Rt.3 and comes in to the site at approximately 5% as a maximum grade as one would come up into the site.

8:05 PM Open to public comment.

Rick Benson asked how the traffic issues would be dealt with. Mr. Benson stated he was on Joscelyn Lane and it was nearly impossible to get out onto Rt. 3 now and he felt this proposal and the others planned in the near future would make it even worse.

Mr. McMahan stated Konover had met with the people of the proposed VW / Audi to stay in touch. Mr. McMahan stated they had an easement requirement across their property (Konover) to a portion of what is currently Mr. Ryans property which would eventually service the VW / Audi site. Mr. McMahan stated there was a scoping meeting with Robin Bousa, the VW /Audi people and Konover at VHB to discuss tying all of the traffic issues together. Mr. McMahan stated they had to add all of the existing and projected traffic for not only their project (Konover) but for everything going on in the neighborhood. Mr. McMahan stated the design was for a new intersection to be located on the Konover property which would be the ingress / egress for all of the Konover proposed pad sites as well as discussion for tying the
easement to Mr. Ryan’s property into the proposed development’s main drive.

Mr. McMahan continued by saying the design concepts they were working on tapered the roadway back down to a residential feel by the time it would reach Grant Street. Discussion continued on the traffic. Mr. McMahan stated they had also met with a representative of the Park Committee with ways of announcing to the driving public that they were entering the historic downtown district.

Mr. McMahan told the audience they were having abutters meetings and would welcome anyone who wanted to attend. Mr. McMahan stated he thought the next meeting would be on Thursday May 20th at the Congressional Church in Tilton.

Scott McClintock asked if there would be a light at the intersection and the Chairman told the audience that would be discussed at the site plan portion of the meeting.

Terry DeSousa asked if the proposed road would go through wetlands and was told it would. Mr. McMahan stated all of the wetlands being impacted would be part of the mitigation with the DES.

8:10 PM Close to public comment.

Chairman Curley asked the applicant how far along they were with getting a driveway permit. Mr. Kevan stated they had a scoping meeting with the DOT, had done traffic counts and a preliminary portion of a report and were looking to give the DOT the draft by the end of the month. Mr. Kevan stated they would then do a review with the DOT and the whole process could take up to two months.

Hearing no further discussion, Michelle Jackson made a motion to approve the subdivision with the following conditions.

1. Show wetlands dimensions on plan and subtract from the total acreage.

2. Show wetlands scientist stamp, name, etc. on plan.

3. The 50 foot right of way must be constructed to the Tilton Subdivision road standards & road engineering to be reviewed as part of the site plan.

4. Obtain wetlands crossing permits (there are at least two) for the road.
Bob Sharon seconded the motion. No further discussion. All voted in favor of the subdivision.

Discussion began on the site plan portion of the application.

Mr. Kevan began by going over the five pad sites by reviewing their acreages and stated they would all connect to the one access to Rt. 3.

Mr. Kevan stated:

1. The parking spaces were figured at 5 spaces per 1,000 square foot of space.
2. There would be 3 exit lanes and 2 entrance lanes on the roadway coming into the site.
3. Drainage was directed in one direction, capturing it in a closed system, and doing storm water treatment and detention in 3 detention or storm water areas.
4. Municipal sewer would be brought on site, water was available as well as underground telephone and electric services.
5. Wetlands application being prepared and would be going to the Zoning Board of Adjustment for a Special Exception for developing in a wetland area.
6. Proposing a mitigation package to offset the filling in of some of the wetlands.

Mr. Kevan went over the submitted plan sheets submitted and told the Board they expected to develop in phases with the middle pad being the first to be developed; the three pads in the front would be next, or at the same time, followed by the back pad site.

Ms. Jackson asked how many variances would the applicant be applying for and Mr. Kevan responded by saying he did not know he would be applying for any variances. Ms. Jackson mentioned the setbacks and the parking area in the wetland areas. Discussion ensued. Mr. Kevan stated that if the Board defined pavement as a structure, they would apply for a variance as suggested by the Board. Ms. Jackson stated the State of New Hampshire also defined pavement as a structure.

Dusty McMahan stated they had talked about phase one, two and three but if all the people signed to be part of the proposed development they
would do everything at one time, which would be preferable. Mr. McMahan stated that was how they had to do it with the DOT and the DES. Mr. McMahan stated their application to both was for a full build out. Mr. McMahan stated at the present time they were proceeding with phase one as they had one commitment.

Mr. Kevan stated if the Board preferred, they could modify the plan until such time that they could apply to the Zoning Board of Adjustment to try and get variance approval.

George Helwig asked what the total lot coverage (impervious surface) was after subtracting out the wetlands in phase one. Although the question could not be answered, Mr. Kevan stated he could get the information. Mr. Helwig stated the plan should reflect the information.

Conversation turned to the architectural drawings. Mr. McMahan stated they were not at liberty to discuss who the tenant was but did go over different drawings that represented prospective tenants. One drawing showed a 116,000 square foot building with a 16 to 17,000 square foot garden center.

Mr. McMahan told the audience they would be having ongoing workshops with the abutters to talk about the kinds of things the applicant would be doing with the neighbors in mind. One area that Konover would be addressing would be visual blocks such as berms and solid fencing to protect the views of the residences. Mr. McMahan stated they knew the area was a mixed use area, but it was still mostly residential and Konover wanted to help protect that. Mr. McMahan stated things like lighting would be designed to keep the light source away from residences by using shorter light poles with shielding.

Discussion turned to the over all site and items like GPS photographs that could show what before and after views would look like from various points.

Mr. Kevan stated the landscaping sheets did show some of the items discussed by Mr. McMahan. Mr. Kevan went over the sheets, the types and numbers of plants and the planting schedules.

Mr. Helwig asked where the snow storage would be and Mr. Kevan stated it was off pavement so the areas would actually go along the perimeter and the actual treatment and detention areas would be about 75 feet away.

Chairman Curley asked if the parking areas could be broken up with landscaping and was told it could be looked at.
Mr. Helwig asked if the applicant had met with the Conservation Commission and was told they had an appointment with the Conservation Commission the following Monday. (May 17, 2004) Mr. Kevan stated they were also trying to set up an appointment with the Army Corp of Engineers.

Ms. Jackson asked about the heat for the buildings and was told they would use what ever was available.

Ms. Jackson asked where the proposed wetland mitigation would be and Mr. Kevan pointed out areas on the plats. Discussion continued on mitigation of wetlands and different ratios used such as with conservation easements and the State guidelines.

Pete Walker, from Vanasse Hangen Brustlin, Inc., stated the wetlands were delineated and the company’s stamp would be on the final plan. Mr. Walker stated that the bulk of the “Shapiro” parcel was uplands but there was a small section of wetland in the back that had been impacted in the past by logging activities. The “Gaudet” parcel had areas of poorly drained soils. Mr. Walker stated the parcel was basically a forested wetland system that drained toward Rt. 3. Mr. Walker stated the more significant wetland areas were those associated with Hunt Brook and were quite a distance off site. Mr. Walker stated they had already had preliminary discussions with the DES and with the Army Corp. of Engineers.

Mr. Walker told the Board they were planning a site walk with representatives of the DES, Army Corp. of Engineers, the Conservation Commission and any Planning Board member that would want to attend. Mr. Walker stated they would be looking at the wetlands, the proposed areas of impact and discussing the mitigation for the project. The details of the mitigation were still being worked on but would probably combine wetland creation and preservation of an upland buffer area. Mr. Walker pointed out wetland areas that could be preserved on and off the site.

Nick Sanders, engineer from VHB covering traffic, stated they had had a scoping meeting with the DOT and they established a study area from the east at exit 20, north and south bound interchanges, Sherwood Drive, Bittern Lane, the drive into Agway & the post office, and the proposed driveway for this site. Mr. Sanders stated they had also had conversations with the Kia dealership on forming a four way intersection when the Kia Dealership would come in to Site Plan their property.

Mr. Sanders continued by saying the scoping meeting also determined that the data we would be looking at would be from weekday evening peak hour and Saturday peak hour. Mr. Sanders stated they had already conducted
their traffic counts and the turning movement counts for those periods for weekday evening and Saturday midday and stated currently there were 1,000 vehicles back and forth. Mr. Sanders continued by saying they would look at those peak hour volumes and seasonally adjust them to reflect the peak year condition. Mr. Sanders stated they had also looked at some back ground count stations that the DOT had so they could make a projection as to what the growth was and talked to the Town as to other approved projects in the area so they could be included as part of the back ground growth. (Approved projects include the Quick Lube at Auto Serve, the car wash next to the post office and the new Market Basket.) Mr. Sanders stated all of the information plus what the proposed site would generate would be put together to see what might be needed in the road design and see if Konover would need to provide any mitigation.

June Brown, abutter, asked if VHB was looking at the downtown area and Mr. Sanders stated he had not planned on looking at anything to the west of the proposed intersection. Mr. McMahan stated that although they had a defined area to study from the DOT, Robin Bousa and VHB were familiar with the whole area so they were looking at everything at both ends. Ms. Brown asked how that information could be gotten without attending multiple meetings and Mr. McMahan stated that they fortunately, they had the same consultant that did the work in the past and would be able to put the information together to show how it would be from the interchange to Main Street. Ms. Brown asked when she might be able to see this information and Mr. McMahan stated as soon as the traffic report was finished they would start the design process, but they could bring the information VHB had to the next abutters meeting so they could start showing the context of everything. Mr. McMahan stated that although they didn’t have the design yet, the information from where the study picked up through the downtown could be gone over. Mr. McMahan stated the DOT required the area from Exit 20 to the proposed project so he felt they were fortunate that VHB had done all the study work they had and were so familiar with the area. Mr. Sanders added that 70% or so of the traffic would head east toward the interchange.

8:50 PM Open to public comment.

Terry DeSousa asked if the application was going to be approved tonight and was told it would not. Mr. DeSousa stated he had concerns about trash, run off and of course the traffic. Mr. DeSousa stated the project should have a rear access over to Sherwood Drive.

Chairman Curley stated the DOT had also asked about using Sherwood Drive.
Mr. McMahan stated they were having discussions with the VW/Audi people with a proposal to allow them to access the proposed site and we would tie into their site. Mr. McMahan stated they were very open to opening a portion of their property for that reason.

Mr. DeSousa stated they needed to buy whatever they would need to get to Sherwood Drive. Chairman Curley stated they could not force them to buy someone’s property. Mr. DeSousa stated it was a matter of public safety to see that it got done. The Chairman stated that was why the DOT was involved.

Jon Scanlon felt the low traffic periods needed to be looked at as well and felt traffic lights would need to be timed. Mr. Scanlon asked if any consideration had been given to Exit 19 as Exit 20 was so busy, people would use Exit 19 instead.

George Ryan, owner of the abutting property, explained he owned lot 2A. Mr. Ryan stated the property included a 50 foot right of way and a 10 foot sign easement which were shown on the Konover plan. Mr. Ryan stated he had never had any conversations with the Konover developer. Mr. Ryan then read his right of way deed to the Board and afterwards stated he was shocked to see a proposed parking area in his right of way and it also appeared that there was curbing blocking his access to Rt. 3. Mr. Ryan stated he had not waved his right of way and should this plan require a lighted intersection, it would impact his access. Mr. Ryan asked that the Planning Board take this into consideration and provide some kind of secondary access to his lot; not an abandonment of the right of way but a secondary access to the lighted intersection, should the right of way enter into another parking lot.

Mr. McMahan stated they had run a full title search and would defer to the attorneys to see where they would stand. Mr. McMahan stated they had no intention of taking away any easements and stated there had been conversations with the potential buyers / developers of Mr. Ryan’s property. Mr. McMahan stated the conversations had been about the traffic flow and additional or secondary circulation for traffic flow for the VW/Audi proposal and the intersection. Mr. McMahan stated it was more feasible to collect all of the traffic and have it exit / enter at one access point as directed by the DOT.

Chairman Curley asked if Mr. Mc Mahan if Mr. Ryan gave up his right of way, could he give him access to the intersection. Mr. McMahan stated they could work anything out. Mr. McMahan stated they could have a group meeting with DOT. Discussion continued with Mr. McMahan telling Mr. Ryan that Konover had no intention of land locking any property and were willing to discuss any cross traffic. Mr. McMahan stated he understood everyone’s traffic
concerns and Konover felt it was their responsibility to take care of their issues and the problems that exist as well. Mr. McMahan stated they would welcome a peer review by any traffic consultant and had budgeted money for that.

John Maynard stated traffic issues were a concern as well as the loading docks and their location in relationship to the homes on Grant Street. Mr. McMahan stated they could look at that issue and see if they could be moved to one end or another.

Chris Houghton stated they had considerable water runoff and was concerned the proposed site would flood his area. Mr. Kevan told Mr. Houghton the State and the Town requirements mandate that there can have no additional runoff after development. There was a general discussion of all the things that were done to control runoff and protect abutting properties. Mr. McMahan stated that although they did not want to give up green space, they would do what was necessary to keep runoff on site. Mr. McMahan stated parking lot runoff had been raised at the last abutter’s meeting and he wanted all to know they would have oil / water separators in the catch basins with a regular annual maintenance program in place so water discharged into detention areas would be clean. Mr. Kevan added they would also have grass treatment swales.

Mr. Houghton asked about the lighting for phase one and stated refracted lighting could bounce back toward the property lines. Mr. McMahan stated it would be less than one foot candle by the property lines. Discussion continued with Mr. McMahan stating the berm and fence areas in the rear would be taller than the light poles and the lighting would be shielded. Mr. McMahan stated the lighting would also be discussed at the next neighborhood meeting.

Jon Scanlon stated there was a brook near Rt.3 and that the water department had worked in this area when they put the water main in. Mr. Scanlon stated that although a riprap area was put in with drains, the area is always full. Mr. Scanlon stated the developer would have to be careful putting in detention ponds as they would not be able to hold the brook runoff.

Chairman Curley stated they would have to work with the DOT with the drainage issues and Mr. Scanlon stated it was not a problem for the DOT. Mr. Kevan stated they would co-operate with the DOT and Mr. Scanlon’s issues when dealing with the drainage concerns.

Ms. Jackson asked where the wetland portion connected with the stream and Mr. Kevan showed the Board how the stream ran along the property and back out.
Mr. Kevan stated, after discussions, he would be going to the Zoning Board of Adjustment for two items for variance approval.

Terry DeSousa asked what decision the Board was considering tonight and was told there would be no decisions and that the case would be continued until such time that all of the issues had been worked out.

Joe Plessner stated the way the rows of parking all entered the two-lane road could create accidents. Mr. Plessner wondered if it were possible to have a third lane for the entering / exiting parking lot traffic and a lane for thru traffic.

Chris Houghton asked how close to the property line would the trees be removed and Mr. McMahan stated they were proposing to leave as much buffer as possible unless the abutters wanted a berm. Mr. McMahan stated it would be the abutter’s choice.

June Brown asked about snow storage and was told it would be all around the edges of the paved areas.

Fire Chief Steve Carrier stated the Fire Department would be in favor of a second means of access for the project and would like to see an “Opticon” system at the lighted intersection for emergency vehicles.

9:35 PM Close to public comment.

Board members went over the issues discussed and concerns raised needing further discussion included:

1. Show impervious surface dimensions and percentage of lot coverage on the plans.

2. Show wetlands dimensions on plans and subtract from the total acreage.

3. Obtain Variance approval for construction in wetlands in several portions of the property.

4. NHDES approval for wetlands mitigation area. We should require that this area be in the town of Tilton.

5. Need to double check wetlands status of intermittent stream area where bank will be constructed.

6. Variance approval for paving in a setback area.

7. Must connect to the municipal sewer system.
8. No construction of paved parking etc within George Ryan’s access and utility easement area.

9. All lighting will be downcast type of lighting.

10. Bring road design, which meets Tilton subdivision road standards, to the next meeting.

11. Compliance with signage regulations.

12. Drainages to be calculated to a 50-year storm event and detention pond designed to deal with that amount of flow. Board wants to see all ponds and drainage design on a plan. May need to upgrade storm water piping down to river to accommodate the excess flow.

13. Need to see all snow storage areas on the plan...preferable away from the wetlands and not in the detention ponds.

14. Traffic study: Will a signal be needed; what about any mitigation?

15. Investigate a back road access to Sherwood Drive for second access to proposed project.

16. NPDES permit.

17. Should redesign road and parking area for the two larger buildings to eliminate the majority of traffic turning into the main travel lane of road from parking rows.

18. Would like to see landscaping within parking areas to improve impervious surfaces calculations.

19. Fire Department requests a traffic opticon device at traffic signal.

20. Fire Department requests secondary access to rear lots.

21. Abutters are interested in plantings to eliminate light and noise pollution and are concerned with surface water runoff, and are concerned with traffic.

Hearing no further discussion, Michelle Jackson made a motion to continue the site plan until June 22, 2004 at 6:45 Pm to allow the applicant time to see the Zoning Board of Adjustment. George Helwig seconded the motion. No further discussion. All
voted in favor of the continuation.

10:00 PM               Meeting adjourned.

Minutes prepared by,
Sandy Plessner