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

OTHERS PRESENT:
Shawn Sullivan                                      Cindy Codrey
Captain Linda Wilking                              Pat Clark
Center Sanders                                      Andrew Thorne
Constantino Pannullo Sr.                       Tony Pannullo
Steve O’Leary                                      Hal Abrams
Chris Dunne                                           James Bolduc
John Gagnon                                         Joe Plessner

AGENDA:
6:30 PM           Call to order
                   Approval of Minutes for May 11, 2004
                   Correspondence
                   Any other business

6:45 PM           Continuation of Case #04-07 for a Subdivision for
                   Jacqueline Sullivan

7:15 Pm           Continuation of Case #04-01 for a Site Plan for
                   Constantino Pannullo.

7:30 PM           Conceptual Review for John Gagnon of Carousel
                   Homes. Applicant I	o discuss development options for a
                   52 acre track of land. Property is located at 390
                   Lancaster Hill Road, Tilton, NH 03276. Tax Map R-6 Lot
                   23 in the Rural Agricultural District.

MEETING:
6:35 PM           Call to order. Chairman Curley asked if the Board had
read the minutes of May 11, 2004. Michelle Jackson made a motion to approve the minutes of May 11, 2004. George Helwig seconded the motion. No further discussion. All voted in favor.

**CORRESPONDENCE:**

1. Letter to Chairman Curley from the Chairman of the Conservation Commission in regard to the Subdivision for Jacqueline Sullivan.

2. Letter to Chairman of the Zoning Board, Foster Peverly from the Chairman of the Conservation Commission regarding the Konover Development Co. and the Special Exception application the company was submitting.

3. Tilton Conservation Commission draft minutes for 5/17/04.

4. May 129, 2004 letter from the DES to the Town of Tilton advising them that they had received a site specific application from PSNH.

5. DOT letter dated 5/19/04 advising the Town that they had received a driveway permit application from John & Sandra McArthur.

6. Request for more information from the NH DES to Robert Lee from the Winnissquam Resort Condo’s to dredge dock areas.

7. Copy of a minimum impact expedited application for PSNH.

Chairman Curley told the Board he had gone to the conference on low impact development which encouraged several small drainage areas on a site rather than all the drainage being directed to one area. Chairman Curley stated several small drainage areas helped to maintain a more stable aquifer as the water drainage would be more natural.

6:45 PM Continuation of Case #04-07 for a subdivision for Jacqueline Sullivan. Sandy Plessner and Michelle Jackson recused themselves from the case.

Shawn Sullivan asked about the pictures that went with the letter from the Conservation Commission. Ms. Plessner explained to
the Board and to Mr. Sullivan that Chuck Mitchell, Chairman of the Conservation Commission had come in and numbered the pictures to corresponding plat locations so everyone would know the area where the photos were taken.

Mr. Sullivan began by passing out new plans with the easement areas moved as per the discussion at the previous meeting. Mr. Sullivan stated the easement on the northerly side (Mr. Rushlow & Mr. Sanders side) had been moved over 15 feet from the stone walls and on the southerly side (Robinson side) the easement had been moved over 10 feet away from the stone walls. Mr. Sullivan stated that moving the easement areas addressed the issues of damaging the stone walls. Mr. Sullivan continued by saying the remaining two issues raised at the last meeting was having the Conservation Commission look at the property and speaking with the DOT about the driveway applications; both of which had been done.

Discussion on the Conservation Commission letter to the Board ensued. Several minutes were spent discussing the various elements of the property, the easements and the new location and whether or not the easement areas were actually wetlands or spring runoff.

Discussion continued with Mr. Sullivan stating he had addressed all of the issues raised by the Planning Board and the abutters. Mr. Sullivan addressed the Conservation Commission letter. Mr. Sullivan, in reference to the statement that the Conservation Commission made stating they did not agree with the statement of giving an exception to the 50 foot setback, stated he did not know if they thought a road would be there or not but they did mention a road in the same paragraph. Mr. Sullivan stated there would not be any roads but they would have driveways built to the Town’s specifications. In reference to destruction of stonewalls, Mr. Sullivan felt that issue had been addressed with the moving of the easements as he had the same concerns. Mr. Sullivan stated the question of the culvert and what it would mean as far as a driveway and the placement of a driveway had been addressed as he had met with a representative of the DOT. Mr. Sullivan stated the culvert was 35 feet from the Sanders boundary and the representative stated it would be difficult to put a driveway on the Sanders side of the culvert as a catch basin would be needed and recommended placing the driveway on the south side of the culvert. Mr. Sullivan stated the driveway would be no closer than 35 feet from the stone wall so the
downhill drainage from Mr. Rushlow and Mr. Sanders would still be caught by the existing culvert and taken across the street. Mr. Sullivan stated the Conservation Commission statement that the roads may impact the runoff patterns and cause salt and sand to be deposited in the wetland areas would no longer be justified.

Discussion continued. Board members stated perhaps a second wetland soil scientist could look at the property and determine whether or not the north east corner would be wet. Mr. Sullivan stated he would be happy to have the wetland soil scientist that had done the job revisit the site and review the original findings that had been done in December. Mr. Sullivan stated he would have the wetland soil scientist look at any area the Board would like revisited.

Bob Sharon stated he had no problem with that. Mr. Sharon stated he felt the real issue was what the differences would be between what had been seen in December and what was there now.

7:15 PM Open to public comment.

Pat Clark stated he supported the subdivision. Mr. Clark stated he knew the Conservation Commission members and understood the qualifications of the wetland soil scientist and felt they would be equally qualified to do the site. Mr. Clark stated the only difference he could see was the scientist had been there in December and the Conservation Commission had been there in the spring.

Michelle Jackson stated the actual location of wetlands were necessary for the Board to make a decision. Ms. Jackson stated the Town does have wetland setbacks and having someone else come in and give a second opinion was not unheard of. Ms. Jackson felt this could be a seasonal runoff area but should be looked at again to know for sure.

Andrew Throne stated he felt the wetlands had been properly delineated.

Center Sanders stated he had walked with the Conservation Commission and stated there were some plants that the Commissioners said were associated with wetlands. Mr. Sanders stated Mr. Sullivan moved the right of way over 15 feet, which had been his concern, and he supported the four-lot subdivision.
Joe Plessner wondered what area would the Board want looked at again and wanted to know if the Board was concer