TOWN OF TILTON
PLANNING BOARD
MEETING

JUNE 8, 2004

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

OTHERS PRESENT:
Aaron Wood                                     Pastor Dan Fontaine
Guy McIntyre                                   Mike Wells
Ron Johnson                                   Joe Plessner

AGENDA:
6:30 PM           Call to order.
                  Minutes of May 25, 2004
                  Correspondence
                  Any other business

6:45 PM           Case #04-14-Subdivision Review for the Route 106
Realty Trust, A.E. Mitchell, Trustee. Applicant proposes
 to subdivide lot into two parcels. Property is located on
 the corner of Rt. 3 and Noyes Road, Tilton, NH 03276.
 Tax Map R-21 Lot 51 in the Resort Commercial District.

                      Conceptual for Aaron & Shelly Wood. Property
 owners have some questions as to adding more parking
 to their property.

MEETING:
6:43 PM           Call to order. Chairman Curley asked the Board
members if they had read the minutes of May 25, 2004.
Bob Sharon made a motion to accept the minutes of
No further discussion. All voted in favor.

CORRESPONDENCE:
1. Letter dated June 2, 2004 from the Tilton Conservation Commission to Amy Clark, PE at DES in regard to the PSNH file # 040505-01 stating they were satisfied with the plans and had no issues of concern with the site specific application.

2. Letter dated May 24, 2004 from BH Keith Assoc. to the DES in response to a letter from the DES requesting more information regarding the Fortin & Redman Assoc. Project #2003-02789.

Sandy Plessner told the Board she had a call from Mr. Walt Hutchinson wanting to know what the Board requirements would be for him to pave his lot. (This particular lot had a condition placed on it that an amended site plan would be required for paving because of its close proximally to the wetlands.) After a brief discussion on the subject property, Tax Map R-22 Lot 15, Board Members agreed that in addition to the amended site plan, Mr. Hutchinson should be aware that the Board would be looking at the distance to the wetlands, some kind of stockade fence around the edge of the pavement to prevent snow being dumped into the wetland; curbing to control runoff into the wetland and the drainage situation in general.

6:50 PM Conceptual for Aaron & Shelly Wood. (Case #04-14 has been delayed as the applicant has not arrived.) Aaron Wood, property owner, explained to the Board that they did not have enough parking for the number of friends that dropped by two or three times a week. Mr. Wood stated their driveway was an easement over the neighbor's property and they could not park cars on the easement so they wanted to create a parking area approximately 15 ft. X 25 ft behind the house.

When asked why Mr. Wood was present, Joe Plessner, Building Inspector, told the Board he had asked the Wood family to discuss their situation with the Planning Board as they had asked about paving the proposed parking area which would be located in the setback area. Board members explained to Mr. Wood that the paving would not be permitted in the setback area and Mr. Wood would also have to consider the total lot coverage if he paved.

After a brief discussion, Board members told Mr. Wood that he could certainly have the additional parking in the setback area if it were not paved but if he wanted to consider paving, he would have
to move the parking area out of the setbacks.

7:15 PM Case #04-14 for a Subdivision for the 106 Realty Trust. The application was looked at earlier and considered to be complete. Bob Sharon motioned to accept the application and Michelle Jackson seconded the motion. All voted to accept the application.

Ron Johnson, engineer, told the Board Mr. Mitchell, trustee to the 106 Realty Trust could not be present so he was here to go over the subdivision with the Board. Mr. Johnson went over the proposed subdivision, the lot frontages and the PSNH right of way across the property. Mr. Johnson stated the proposed lots would be on municipal sewer and private wells.

Sandy Plessner asked Mr. Johnson if he had a letter of authorization from the owner of the property to present the subdivision to the Board. Mr. Johnson stated he did not as Mr. Mitchell was supposed to be present but it would not be a problem to get the letter of authorization.

Michelle Jackson asked if there were any wetlands and Mr. Johnson stated there was not and presented a letter from Deborah Hinds, wetland scientist, stating her on site inspection of the property revealed no wetlands were present.

Discussion turned to the front lot with the billboards and the slope of the lot. Mr. Johnson stated the slope was about 15 to 16 percent and pointed out an area where a building could be placed near the Rt. 3 side of the proposed lot. Ms. Dawson asked how much area the PSNH took up and Mr. Johnson stated the easement took up approximately 4/10 of the small lot.

7:35 PM Open to public comment.

Guy McIntyre, abutter, stated he was concerned with the proposed curb cuts being at the narrowest areas of Noyes Road and was against the subdivision approval.

Mike Wells, abutter, stated he also was concerned with the safety issue as he too felt the curb cut was at a narrow part of Noyes Road.

7:50 PM Close to public comment.

After several minutes discussing the possible location of curb
cuts, the PSNH easement and whether or not their permission would be needed to cross the easement area, Michelle Jackson made a motion to approve the subdivision with the following conditions.

1. Driveway curb cut approvals from the Town of Tilton.
2. Contingent upon letter of authorization to subdivide the property from the owner of the property.
3. Contingent upon PSNH for access to cross easement.
4. Wetland scientist information and stamp on the plan.

Bob Sharon seconded the motion. No further discussion. All voted in favor of the subdivision.

Board members spent several minutes discussing wetlands in general and how they wanted to address the new zoning rule which stated there could be no structures within 20 feet of a wetland area. Board members felt a policy was in order as to how they wanted to proceed with wetland delineations and at what point would a delineation expire and a new one be requested. Each of the Board members will draft a list of requirements they would like to see and at the end of the next meeting discuss each of the lists and draft a procedural list they would want to incorporate.

9:00 PM Meeting adjourned.

Minutes prepared by,
Sandy Plessner