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

OTHERS PRESENT:
Rosemary Gauthier                                Captain Linda Wilking
Joe Plessner

AGENDA:
6:30 PM      Call to order
               Minutes of September 28, 2004
               Correspondence and any other business
               Conceptual: Rosemary Gauthier wants to discuss
               possibility of placing
               self-storage units on commercial property located
               on West Main Street on
               Map R-26 Lot 15 in the General Commercial
               District.
               Work session regarding any potential changes to
               zoning, subdivision or site plan regulations.
Signing completed site plans and any unfinished business.

MEETING:

6:30 PM Call to order. Chairman Curley asked if all the Board members had read the minutes of September 28, 2004. After a brief discussion concerning additions and corrections, George Helwig made a motion to approve the amended minutes for September 28, 2004. Michelle Jackson seconded the motion. No further discussion. All voted in favor.

CORRESPONDENCE:

1. Booklet received from the Local Government Center called A Guide to Legislative Advocacy for Local Officials.

2. Letter dated 9/29/04 to Jack Cilley from the DOT from the Planning Board thanking him for his participation at a meeting.

3. Letter dated 9/30/04 to Jack Cilley from the DOT from the Board of Selectmen thanking him for his participation at a Planning Board meeting.

4. Two Concord Monitor newspaper articles concerning growth ordinance’s.

5. Fall issue of the newsletter called “The Source”.

6. NHDES letter dated 9/22/04 to John & Sandra McArthur regarding an incomplete expedited application.

7. NHDES letter dated 9/27/04 to Richard Belair acknowledging receipt of a minimum impact expedited application.

6:32 PM A conceptual with Rosemary Gauthier on the feasibility of having a self storage facility on Tax Map R-26 Lot 15.

Ms. Gauthier, property owner, told the Board they were proposing to place 150 to 200 self-storage units on their property. Ms. Gauthier added the units would have a pitched roof instead of a flat roof. Ms. Gauthier asked the Board whether or not there were any specific requirements for self-storage units other than the general requirements.
Discussion on the proposed project included:

1. There were no specific requirements other than lot coverage, setbacks, and heights of structures.

2. It was suggested Ms. Gauthier might want to be careful about the types of items stored in the storage units such as automobiles and chemical storage. Ms. Gauthier replied they had already decided they would not permit storage of automobiles and she also did not want to have chemical storage.

Chemical storage was discussed briefly. Michelle Jackson asked Ms. Gauthier if there would be floor drains in the units and was told there would not be.

Bob Sharon stated the snow storage areas should be shown on the plans. When asked if there were any wetlands on the property, Ms. Gauthier stated the lot was flat. Board members stated the property should be looked at by a professional to determine whether or not there were any wetlands.

Ms. Gauthier stated the units would have no internal lighting but would be lit externally. Board members stated the lighting should be downcast. When asked if there would be an office, Ms. Gauthier stated they wanted to use an existing structure as the office and it already had a septic system and water.

Drainage was discussed briefly and Ms. Gauthier added that any drainage required would be part of the site plan.

Ms. Gauthier, responding to questions, stated the area would be fenced in but she did not know if they would have the area gated. Ms. Gauthier added each of the units would be locked.

Chairman Curley stated Ms. Gauthier would have to up-date the curb cut for the property.

Discussion turned to signage and landscaping. Ms. Gauthier stated the front of the property would remain green and she had no objections to adding some type of shrubbery to the site. The existing signage on the property was discussed briefly and Ms. Gauthier stated she would pick up the current signage regulations.

Various items were discussed regarding additions and
changes to be considered for the zoning, subdivision and site plan regulations. Items talked about included:

1. Consideration of lot ratios for subdivisions.
2. Parking regulations.
3. Aquifer protection regulations.
4. Steep slopes regulations.
5. Updating cluster regulations and adding a permitted use in the RC District to help preserve open space.
6. Clarifying driveway and private roads in the subdivision regulations. Concerns discussed included backland lot driveways and whether or not they could support emergency vehicles.
7. Adding a statement to the Subdivision regulations regarding a description on the plats showing the acreage less the wetlands equal the buildable lot.
8. Considerable time was spent discussing the best way to protect homes and give the fire department sources of water for fire fighting. Should new homes be required to have sprinkler systems? Should lots be required to have fire ponds or cisterns? What about backland lots where homes are set back more than 500 feet?
9. Wetland surveys? Board members felt surveys should be required for site plans with increased land use that would have a reasonable potential for wetlands or show proof that no wetlands exist with a letter stating such from a certified wetland scientist. Applicant should show proof their were no wetlands within 20 feet of any structures.
10. Wetland surveys or a letter stating there were no wetlands by a certified wetland scientist would be required on all subdivisions.
11. Wetland surveys. The Board would not accept a survey more than 3 years old.
12. No wetland survey conducted at a time when snow cover, perma-frost and or seasonal vegetative growth cycles impair the wetland soil scientists ability to identify soil
and vegetation will be accepted and will cause a continuation of the case until wetlands can be revisited.

13. Any new information required for a case, which causes a continuation, shall be given to the Board at least one week before the following meeting so the Board has time to review the new information.

14. In the zoning regulations, Article IX, section 9.2 needs to be removed as it is in conflict with other regulations.

15. Look at Article IX Sections 9.3, 9.4, 9.5 and 9.6 to see if updating is needed.

16. In Article 14 Section 14.4.1, change to read, “Each request for a Special Exception shall include the findings of a review by an engineer, of the Boards choice, of the environmental effects of the use upon the subject wetlands and in accordance with the following procedures:

Captain Linda Wilking, from the Tilton-Northfield fire department was present and suggested the following for consideration:

1. Has the Board considered asking the voters to approve the State Fire Codes?

2. Has the Board considered asking the voters to approve the State Building Codes?

Captain Wilking told the Board some of the homes and mailboxes in Tilton did not have numbers on them and in times of emergency, it added to the response time to find the correct locations. Captain Wilking wondered if there was anything the Board could do in the regulations to cause people to display their 911 numbers. Several minutes were spent discussing ideas for appealing to people to display their 911 numbers. It was suggested a campaign be started to remind people and other options would be looked at.

Members agreed discussions would continue at future meetings to ready changes for public hearings and the 2005 Town meeting.

8:30 PM Meeting adjourned.

Minutes prepared by,
Sandy Plessner