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

OTHERS PRESENT: Joe Plessner

AGENDA:

6:30 PM Call to order.
Minutes of January 25, 2005
Correspondence and any other business
Prepare Master Plan draft for public hearings.

MEETING:

6:40 PM Call to order. Chairman Curley asked if all the members had read the minutes of January 25, 2005. Michelle Jackson made a motion to approve the minutes of January 25, 2005. Bob Sharon seconded the motion. No further discussion. All voted in favor.

CORRESPONDENCE:

1. Letter of introduction from the NH Soil Consultants, Inc. listing the various jobs they do, should the Town need their type of service.

2. Shoreline Waiver 2004-3038 for Bruce and Dorothy Dearden for property located on Tax Map R-9 Lot 4.

3. 12th Annual Spring Planning Conference description
6:45 PM The Board members spent the evening reviewing the Master Plan draft the committee that had worked on putting together a comprehensive and modern Master Plan. Although the 1994 Master Plan was used as a guide, most of the information in the 1994 Master Plan was outdated and now serves as a part of the history for the Town.

Board members offered suggestions as to what they would like to see in various areas of the draft and everyone took part in offering suggestions, correcting punctuation and discussing the general form of the draft. Some of the changes offered included:

Page 1-1 first sentence; change to read “This statement sets forth the Town’s goals and objectives for future economic, “community” and residential development including infrastructure and the needs of our citizens based on the Master Plan survey results completed in the summer of 2001.”

Page 1.1, paragraph 3, change second sentence to read, “The areas of primary concern for the downtown area include adequate parking, shopper amenities such as water fountains, public transportation and the continued revitalization of the buildings in general.”

Page 1.1, paragraph 4, change second sentence to read, “These should include such facilities as a town beach, boating and fishing facilities, parks and athletic fields.”

Page 1.1, after paragraph 5, add last paragraph in vision statement, “Encourage and support land trusts and conservation easements to help preserve our open lands. Work to create public access for outdoor recreational activities and public access to streams, lakes and ponds in the community.” This will now follow paragraph 5.

Page 1-2, paragraph 2, change to read, “Encourage amending the Subdivision Regulations so new subdivisions would be required to have additional fire protection approved by the Fire Department.”

Page 1-2, paragraph 5, add, “This would also be required for new subdivisions.” This would follow, “Future demands should include
sidewalks along our roadways to provide safe walkways for pedestrians, which would encourage walking to local businesses and points of interest throughout Town.”

Page 1-2, add to paragraph 8, “Writing a Capital Improvement Plan should be outsourced to take advantage of experts available to the Town so that the end result will be correct legally and would work properly.”

Page II-7 add Tilton/Northfield Fire Department calls for service information.

Page II-11, update #4 to read, “Currently, the Tilton Sewer Commission has received funding and is in the process of putting the project of installing sewer lines in the Lochmere area out to bid. The project will encompass Brook Road, Silver Lake Road, Lakewood Drive, Sunrise Shores Road and part of Rt. 3/11.

Page II-11, check with the Sewer Commission to see if there are any future projects contemplated.

Page II-11, paragraph 3 end of sentence 4; “accessed through impact fees” Sentence would now read, “Further expansion of the system for developers would require a capital contribution in aid of construction assessed through impact fees.”

Page II-14, Under Tilton Riverfront Park add details as to what will be available such as fishing peers and non-motor boat launches. Will seek additional information.

Page II-14 Add information concerning easements and the recreation available on them. Examples discussed included the golf course easement and the Sandogardy Pond. Investigate to see if Tilton still has an agreement with Sanbornton to use the pond for recreation.

Page II-14, Under G. # 2, add the word “lake” so sentence will read, “Despite significant water frontage in Tilton, a “lake” site with the potential for a public swimming and picnic area has yet to be identified and developed.”

Page II-15, Add a few statements regarding Tilton taking part in the state program for pedestrian walkways and bicycle paths.

Page III-1, first paragraph add, “d. Minimize impervious surfaces.”

Page III-1 second paragraph, change to read, “It is the intended
purpose of this section to identify and inventory any critical “resources and sensitive areas” in Tilton and abutting communities.”

Page III-4, second paragraph, add to the end of the paragraph, “Consider low salt zones and less lot coverage over the aquifer.”

Page III-4, third paragraph, change to read, “Potential contamination sources range from facilities that typically use, produce, handle or store contaminants “include but are not limited to”, auto repair facilities and junk yards, cleaning services, salt storage sheds and winter road maintenance, waste facilities, septic systems, and common household chemicals. If improperly handled contaminants “from these and other sources” can make their way into an aquifer of public drinking water.”

Page III-5, notes ranged from not having best management practices be volunteer but to mandatory them as best management practice generally means a voluntarily program. Consider adding changes to include 50% or less lot coverage, oil/water separators, proper chemical containment, and no pesticides (to name a few) to areas located over an aquifer or near wetlands. (This will be discussed again at the next master plan workshop)

Page III-5, add, h. “Manage and monitor discharges from point and non-point sources that discharge to surface waters.” (This will be discussed again at the next master plan workshop)

Page III-7, change 2. second paragraph, “In order to preserve the natural serenity of this precious resource the Conservation Commission has recommended that development not be allowed to encroach “upon” a 75 foot buffer zone from the average shoreline.”

The maps were discussed at length. The Conservation Commission will work to bring the wetland map up to date and the conservation easements map will need to be updated. Once the updates and corrections are complete on all of the maps, they will be taken to the Lakes Region Planning Commission to be printed.

After discussion, the Board will include another workshop as part of the March 8th meeting.

10:00 PM Meeting adjourned.

Minutes prepared by, Sandy Plessner