TOWN OF TILTON
PLANNING BOARD MEETING
JUNE 14, 2005

MEMBERS PRESENT:

Chairman Michelle Jackson  George Helwig, Vice-Chair
Katherine Dawson, Ex-Officio  Bob Sharon
Sandy Plessner

OTHERS PRESENT:

Gordon King    Jim Clements
Doug Connors    Stephen Jessman
Steve Weeks    Stanley Robinson
Jon Rokeh    Jim Gove
Lee Tessler    Allan Clark
Joe Plessner

AGENDA:

6:30 PM   Call to order
Minutes of May 24, 2005
Correspondence
Any other business

6:35 PM   Continuation Case #05-11 for a Boundary line Adjustment and Site Plan
for Lakes Region VW/Audi.

7:30 PM   Conceptual with Jim Clements and Stephen Jessman concerning proposed
expansion work to be done at the Tilton School.

7:45 PM   Case #05-15 for a Site Plan Review for Exchange Holdings, LLC
Applicant proposes to construct a restaurant to be located in the Shaw’s
Plaza. Property is located at 95 Laconia Road, Tilton, NH 03276. Tax Map
R-23 Lot 8 in the Regional Commercial District.

8:10 PM   Case #05-16 Amended Site Plan/Condominium Subdivision and Special
Use Permit for REI Land Improvements Co., LLC. Applicant proposes to
amend previously approved 90 unit plan that would now consist of 86
two-bedroom unit town homes. Applicant is also seeking waivers for
wetland crossings and for grading within the wetland buffer. Property is
located on Laconia Road (behind the Winnisquam Country Lake Resort
Hotel), Tilton, NH 03276. Tax Map R-7 Lot 11-1 in the Resort
Commercial District.

8:30 PM   Conceptual: Winston Sullivan has a few questions regarding property at
14 Winter Street (Tax Map U-6 Lot 22).

MEETING:
6:30 PM  Call to order. Chairman Jackson told the Board Mike Curley had called her and said he would not be able to attend tonight’s meeting. Chairman Jackson asked if the members had all read the minutes of 5/24/05. George Helwig made a motion to accept the minutes of May 24, 2005. Katherine Dawson seconded the motion. No further discussion. All voted in favor.

CORRESPONDENCE

1. Letter dated 5/31/05 to Jim Clements from the Tilton School with a scheduled time on 6/14/05 to speak with the Planning Board conceptually.
2. Letter dated 5/31/05 to Winston Sullivan giving a time to speak with the Board conceptually concerning a property on Winter Street.
3. E-mail from the Fire Chief concerning items the Fire Department would like to see on the Winnisquam Village plans.
4. Copy of an agreement written by Vollmer Engineers regarding the scope of services regarding the Konover site.
5. Letter dated 5/20/05 from the New Hampshire Division of Historical Resources on the proposed Konover site. Letter stated “No Historic properties affected.”

7:00 PM  Continuation of Case #05-11 for a Boundary Line Adjustment and Site Plan for Lakes Region VW/Audi. Sandy Plessner read a letter from Paula Hauser from VW/Audi requesting a continuation until June 28, 2005. George Helwig made a motion to continue Case #05-11 until June 28, 2005 at 7:45 PM. Katherine Dawson seconded the motion. No further discussion. All voted in favor.

Sandy Plessner told the Board Sophie Fisher, from Lakes Region Planning Commission, had taken over Kristen Clothier’s Drinking Water Project and had begun committee meetings. Ms. Plessner stated Ms. Fisher was looking for people to be part of the committee and the next meeting would be July 12th.

Katherine Dawson told the Board about a DES hearing she had attended on the Bestway project in Belmont. Ms. Dawson stated the Conservation Commission was trying to meet with Bestway to see if they would pave their lot where the trucks would be parking to help keep the possibility of contaminants from leeching into the ground and getting into the aquifer located in the region.

Discussion turned to two properties that seemed to have expanded beyond what their site plans had indicated. Board members agreed that further investigation was needed and a letter would be sent advising the owners that an amended site plan might be required.

Board members spent time reviewing the roadway plans for the Konover project. VHB had sent a set of plans and asked for comments from the Board.
7:06 PM Conceptual with Jim Clements and Stephen Jessman regarding the future expansion at the Tilton School.

Mr. Clements told Board members they had created a Master Plan for the School looking toward the future and anticipating growth, they were examining what they would need to do in order to accommodate that growth.

Mr. Jessman explained they would add an addition on to Plimpton Hall to expand the academic facilities, build a new 7,000 to 8,000 square foot admissions building and add new dormitory space to house 30 additional students and 3 facility members. The parking lot by Plimpton Hall would also be adjusted.

Discussion turned to Academy Street when Mr. Jessman stated they would put a driveway entrance on Academy Street. Board members felt they would have to look at possible expansion of Academy Street to handle any increased traffic as the road was very narrow.

Town procedures and what would be required to site plan the project were also discussed.

7:45 PM Case #05-15 for a site plan for Exchange Holdings, LLC for a restaurant to be located in the Shaw’s Plaza.

Hearing no disqualifications, Chairman Jackson stated she 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.

Stanley Robinson, attorney representing the applicant, began by telling the Board he had discussions with the owner of the property regarding opening the driveway access between Shaw’s and BJ’s. Mr. Robinson gave a description of the area and stated each of the tenants in the Shaw’s Plaza would have to vote on whether or not to allow the area to be opened. Mr. Robinson continued by saying the owner’s concerns included who would pay for the work, what traffic impacts would be and would the tenants approve the opening. Mr. Robinson stated the owners would be co-operative in any study for a way to change the drive thru but from their prospective, it should involve sharing the cost and something that would be fair to everyone involved.

Mr. Robinson began discussing the restaurant by stating the walk in cooler at the rear of the building was located in an area that would not interfere with the fire lane. Mr. Robinson stated the cooler would not interfere as it was located near the loading dock area and there was plenty of room for fire equipment beyond the loading dock area. When asked about the height of the cooler, Steve Weeks stated the cooler was not a permanent structure and was about 8 feet tall. Bob Sharon asked if it would be attached to
the building and was told it would be. Chairman Jackson asked what the source of cooling was and Mr. Weeks stated it was electric.

Chairman Jackson asked about the dumpsters, grease traps and waste grease dumpsters. Mr. Weeks stated there would be grease traps in the building and the dumpster and waste grease dumpster were located in the rear of the building about 50 feet from the back of the building. Discussion on the grease traps and the need for a maintenance schedule ensued. The owner stated he would have a maintenance schedule for the traps.

Katherine Dawson asked about the seating capacity and after a brief discussion, the restaurant owner stated it was about 100 seats. The owner added the walls in the kitchen would be stainless steel.

Exterior lighting was discussed. Although the owner stated he did not think he would have any, Board members stated it should be downcast if the decision was made to add exterior lighting.

A plan showing the overall plan of the plaza was asked for to show utilities and the dumpster locations. Mr. Weeks stated he would provide one.

8:00 PM Open and close to public comment as no one asked to speak.

Hearing no further discussion, Chairman Jackson made a motion to approve the site plan for Exchange Holdings, LLC for the restaurant with the following conditions;

1. Obtain Bureau of Foods license, State Liquor license and rooms and meals license.
2. Compliance with State Fire Codes.
3. Compliance with Tilton Signage Regulations.
4. Provide a site plan that includes site utilities, rear fire lane, walk in cooler height, and dumpster location.
5. Subject to Sewer Commission approval.
6. Any new exterior lighting to be downcast.
7. Owner has expressed a willingness to cooperate in good faith with all parties concerned to change the driveway configuration between BJ’s and the Shaw’s Plaza.

George Helwig seconded the motion. No further discussion. All voted in favor of approving the restaurant location in the Shaw’s Plaza.

8:14 PM Case #05-16 for an amended site plan/condominium subdivision and special use permit for Winnisquam Village.

When asked if any one needed to step down from the case, Ms. Plessner asked to be excused. Chairman Jackson told the remaining Board members she had found the application to be substantially complete and asked for a motion. Bob Sharon made a
motion to accept the application. George Helwig seconded the motion. No further discussion. All voted in favor.

Allan Clark, REI principal, after introductions, began by reviewing the original site plan that had been approved by the Board and then went over the amended plan that REI was proposing. Items discussed included:

1. REI was voluntarily granting approximately 34 acres in a conservation easement, which was being reviewed by the attorney for the Conservation Commission at the present time. Mr. Clark added all they were asking for was the right to put wells in the easement area should the wells fail that would provide water for the condominium community. (Mr. Clark stated on the tape, “REI is voluntarily granting to the Conservation Commission 34 contiguous acres. We have worked out, I think, the language with the Conservation Commission that is being reviewed by the Conservation Commission’s attorney now. We are asking not to be able to do anything back there with the possible exception that if our wells should fail, we would have the right to put wells back in there.”)

2. The proposal will consist of 86 town homes.
3. Units are limited to two bedroom units and it will state that in the condominium documents.
4. Buildings are 37 feet tall; 40 feet is allowed by the regulations.
5. Buildings will be sprinklered and there will be a central fire alarm system that will be maintained by the association. There will be a new dry hydrant to be located near the entrance to the area.
6. Units will sell for around $170,000 to $175,000.
7. Before a certificate of occupancy in a cluster is issued, all infrastructure will be complete.
8. Propose wear coat of pavement not be put down until the end of the cluster so it doesn’t get damaged. The Board could restrict the certificate of occupancy on the last building in the cluster until the wear coat was done.
9. REI has agreed to ask for no more than 42 occupancy certificates for 2005.
10. Amended plan will disturb about 8 acres of land; the original approval disturbed about 30 acres.
11. Amended plan disturbs about one half of the original approved wetlands impact. Open space increased from 29 acres to 51 acres.
12. Sewage load reduced from 40,500 gallons to 12,900 gallons.
13. Roads will be private and will state that on the plans and condominium documents. Roads will be built to Town standards and have been reduced from the originally approved 7,500 feet to 2,600 feet. Maximum dead end length is 450 feet.
14. Water system to remain private.
15. Utilities will be underground.
16. Exterior lighting will be downcast.
17. Weekly trash removal will be private.
18. Drainage: Closed system utilizes catch basins and culvert pipe. One system for each cluster. The drainage crosses thru a culvert, to a detention basin, to a treatment swale, on to existing wetlands and eventually to the lake. Discussion continued on drainage including the water that came down from the hill area.

19. Mr. Clark discussed the new wetland regulations the Town had. Mr. Clark stated they would need a special use permit to be in the wetlands. Structures in the wetlands were related to stormwater and included catch basins and culverts. There would also be some grading associated with the roadways. Mr. Clark stated that although there would be no buildings in the wetland buffer, they would have drainage facilities in the buffer area so they would need either a waiver or special use permit. Mr. Clark stated he was not sure how the Board wanted to handle it.

20. Natural berms will be used to keep silt out of the lake during construction.

21. REI has meet with the Fire Department. Captain Ober had expressed concerns with one of the turns for the ladder truck. The area was changed to allow ample room for the fire trucks to enter the cluster.

22. REI will be meeting again with the Sewer Commission as they would be reducing the discharge permit.

23. Working with the Conservation Commission for an agreement on the conservation easement.

24. Met with the Zoning Board of Adjustment and received the use and density variance approvals needed.

25. Approvals needed include the amended wetlands, site specific, water system approval, modify the sewer discharge permit and acceptance of the conservation easement.

Chairman Jackson asked if there was a maintenance schedule for the storm treats and was told there would be and it would be part of the condominium documents. Chairman Jackson asked if there was any concern about oils getting into the southern most detention areas from the parking lot. A general discussion on the area, the number of vehicles (88) that would use the lot and the possibility of installing an oil/water separator in line before the detention pond ensued. Jon Rokeh, engineer, after a brief discussion on commercial and residential requirements for drainage, stated it was possible to place an oil/water separator in line. Chairman Jackson stated because of the close proximity to the lake, it was a concern. The Chairman then asked if there would be anything in the condominium documents restricting vehicle maintenance in the parking lots and was told there was. Chairman Jackson asked that a maintenance schedule for the oil/water separator also be included in the documents and was told there would be.

Discussion turned to snow storage and areas were shown on the plans where storage would be. Mr. Rokeh added that if storage was maxed out, the snow could be trucked away.

When asked, Mr. Clark stated the pump house would have piped natural gas; there would be no storage of fuels.
The roadways were discussed and in particular the area on the Laconia side, which was in the setback area. The Board asked that the percentage of pavement in the side setback area be shown on the plan. The Board also asked that a legend be added to the plans or label all of the features. Mr. Rokeh stated they would add them.

At this time, Mr. Rokeh gave a brief description of his drainage report.

Katherine Dawson asked if the addition of stormwater into the bog area would make it worse. Jim Gove, engineer, replied the drainage would give additional flush to the marsh area. Mr. Gove continued by telling the Board it was natural for that area to become a marsh as it had been cut off from the main body of the lake.

9:15 PM Open and close to public comment as no one asked to speak.

Hearing no further discussion, Chairman Jackson made a motion to approve the Special Use Permit needed for grading, wetlands crossing and working within the wetland buffer as it had been presented to the Board. Bob Sharon seconded the motion. No further discussion. All voted in favor of approving the Special Use Permit.

Chairman Jackson made a motion to approve the amended site plan/condominium subdivision for REI for Winnisquam Village with the following conditions;

1. A maintenance schedule for the storm treated to be included in the Condominium documents.
2. Condominium documents must include a restriction on vehicle maintenance.
3. Oil/water separator to be installed in line with the southern drainage detention pond and maintenance schedule for the oil/water separator be included in the condominium documents.
4. Compliance with the Tilton ZBA variance approval conditions dated April 20, 2005 which were:
   a. A conservation easement will be granted to the Town on the undeveloped land.
   b. The Townhouse units will remain two-bedroom units; no expansion permitted.
   c. Stockade type fence and vegetative border between tax map R-7 lot 11-1 and R-7 lot 9 behind the proposed homes in the area.
5. The owner, prior to commencing construction, shall grant to the Town of Tilton, a Conservation Easement in the form of a deed approved by the Conservation Commission.
6. Buildings to be constructed with two hour fire walls. Each unit shall contain a hardwired, alarm system capable of transmitting an early fire alarm to the Tilton-Northfield Fire Department and will be sprinklered pursuant to NFPA R-13.
7. Compliance with State Fire Codes.
8. Each unit will be required to get a certificate of occupancy prior to occupancy. A maximum of 42 occupancy permits will be issued in Winnisquam Village in 2005.


10. Roads will remain private and will not be taken as Town Roads.

11. Exterior lighting will be downcast.

12. Compliance with Tilton Signage Regulations.

13. No further subdivision of the property will be permitted.

14. Snow storage to be stored on areas shown on the site plan.

15. This approval is for connection to municipal sewer; no septic systems.

16. Town to receive a copy of all State approved and recorded condominium documents.

17. State approval of the community water supply.

18. All improvements to built substantially in accordance with the signed set of site plan/condominium subdivision plans.

19. Town reserves the right to hire an engineer to over see the development of this project at the developer’s expense.

20. Obtain an amended wetlands permit, site-specific permit, federal stormwater permit, updated DOT driveway permit, and modify sewer discharge permit.

21. Add legend or label site features on the site plan. Show percentage of structures located in the side setback area. (pavement)

22. All utilities and infrastructure to serve a Cluster shall be substantially completed prior to the issuance of a Certificate of Occupancy within the Cluster with the exception of the wear coat of paving. The wear coat of paving must be completed prior to the issuance of the occupancy certificate for the last building of each cluster.

Bob Sharon seconded the motion. No further discussion. All voted in favor of approving the amended site plan/condominium subdivision for Winnisquam Village presented by REI Land Improvements Co., LLC.

The conceptual meeting scheduled after the Winnisquam Village site plan/condominium subdivision did not take place. The individual asking for the meeting did not show up.

10:00 PM Meeting adjourned.

Minutes prepared by,
Sandy Plessner