AGENDA:

6:30 PM Call to order
Minutes of June 28, 2005
Correspondence and any other business

6:35 PM Case #05-18-Amended Site Plan/Condominium Subdivision for Lynnmere Condominium. Applicant proposes to amend previous site plan/condominium subdivision by converting Unit 4, the existing motel, into 8 condominium units. Property is located at 850 Laconia Road, Tilton, NH 03276. Tax Map R-8 Lot 4-4 located in the Resort Commercial District.

7:00 PM Case #05-19-Site Plan Review for the Tilton Nurseries. Applicant proposes to create a year round building for retail and office space for the nursery business. Property is located at 477 Laconia Road, Tilton, NH 03276. Tax Map R-10 Lot 60 located in the Mixed Use District.

7:30 PM Case #05-20-Site Plan Review for Don Giguere. Applicant proposes to convert attic into a one bedroom apartment. Property is located at 4 Chestnut Street, Tilton, NH 03276. Tax Map U-6 Lot 71 in the Village Residential District.

8:00 PM Continuation of Case #05-17 for a Site Plan/Condominium Subdivision for Jera Property Management for Water’s Edge Phase 2.

?? Conceptual for the Anchorage Property.

MEETING:

6:30 PM Call to order. George Helwig, acting Chairman, asked if all the Board Members had read the minutes of June 28, 2005. Bob Sharon made a motion to approve
the minutes of 6/28/05 as presented. Mike Curley seconded the motion. No further discussion. All voted in favor.

CORRESPONDENCE:

1. Letter from the Center for Community Environmental Management advertising the sale of videos titled “Preserving Open Space with Conservation Subdivisions.”
2. Letter dated 7/5/05 to PGD Properties from the Town of Tilton discussing signage.
3. Letter dated 7/8/05 from Wescott, Millham and Dyer to the Land Use Office asking for a continuance for the Water’s Edge Phase 2 site plan/condominium subdivision.
4. Letter dated 7/8/05 from Norton Asset Management to the Land Use Office asking to be placed on the August 23rd agenda for a workshop with the board concerning the new Mixed Use II District.
5. Letter dated 7/11/05 from the Tilton Land use Office to Norton Asset Management regarding their request for a workshop.
6. Letter dated 7/11/05 to the Board of Selectmen from the Land use Office asking the Selectmen to appoint a new Planning Board member.
7. Wetlands and non-site specific permit #2005-00791 for the Town of Tilton.

Sandy Plessner told the Board that Sarah Paratore had agreed to serve on the Planning Board so she had written the letter to the Selectmen asking them to consider appointing Ms. Paratore to the Board. Ms. Plessner continued by saying she had also told the Selectmen she would be resigning her full time position on the Planning Board but would remain on the Board as an alternate member.

Ms. Plessner told the Board she had attended a committee meeting earlier in the afternoon on the drinking water project that had been started by Kristin Clothier and continued by Sarah Fisher. Ms. Plessner passed out information from the meeting that contained suggestions and ideas for “Best Management Practices” submitted to be part of manual to be distributed to the three Towns (Belmont, Northfield & Tilton) when it was completed. It was hoped the new manual would be used by the Towns in their site plan reviews of projects proposed located over aquifers.

6:35 PM Case #05-18 for an amended Site Plan/Condominium Subdivision for Lynnmere Condominiums.

Hearing no disqualifications, Chairman Helwig stated he had looked at the application and found it to be substantially complete and asked for a motion. Sandy Plessner made a motion to accept the application. Mike Curley seconded the motion. No further discussion. All voted in favor.

Nick Canzano, owner, began by reviewing the original approval and explaining the language had been placed in the original condominium documents for taking unit 4,
the motel, and creating up to nine more condominium units. Mr. Canzano stated they were amending the site plan/condominium subdivision to create eight more units instead of nine.

Bob Lemere, architect, explained the changes to the Board by saying:

1. They had taken the garage and created a unit; two of the smaller motel units had been combined to create one unit and each of the other motel units had been adjusted to create the remaining units. Mr. Lemire added the upstairs apartment was the same as what was currently located there. Breakdown is; garage becomes a two-bedroom unit, next two units combined to be a one bedroom unit; two efficiency units; one bedroom unit; one efficiency unit; one bedroom unit and the second floor existing two bedroom apartment.

Mrs. Plessner asked if any of the units exceeded 650 square feet and was told only the existing upstairs apartment.

2. Met with the fire department and they requested fire walls in the attic space; fire walls between units and a smoke detection system. The new electrical entrance for the entire complex with each unit having its own meter with a panel in each unit. The fire detection system will have a panel in the corner with its strobe light located above and a horn unit located somewhere in the middle so it can be heard by all of the units in case of a fire. For fire egress, each unit will have two exterior doors.

3. Exterior changes include a change in the siding, adding posts and railings, flower pots and landscaping.

4. The motel would become seven units on the first floor and one unit upstairs.

Ms. Plessner asked if they would be seasonal units. Mr. Canzano stated only the upstairs existing apartment would be a dwelling unit and the rest of the units would not be.

Mike Curley asked if they would be rental units. Mr. Canzano stated they would be sold and used as a vacation cottage. Discussion continued on the conversion and the pros and cons on whether it had to remain rental units or not. Board members agreed the important aspect was they had to remain non-dwelling units. Discussion continued on the area and the effect of condominium conversion on the tourist industry.

Bob Sharon asked how many parking spaces there were and was told there were a total of seventeen spaces.

6:45 PM Open and close to public comment as no one asked to speak.

Ms. Plessner asked Phil Hastings, attorney, to address the changes to the condominium documents. Mr. Hastings gave the Board a brief description of the changes by saying the original agreement gave each of the units a portion of land surrounding the units and the “motel” unit could be subdivided into units at a future date subject to town
Bob Sharon asked if the height of the building would change and was told the footprint of the building had to remain the same and the condominium documents would also prevent a second story to the building as there was a statement in the documents that stated nothing could be done that would destroy the views for any of the units.

After a brief discussion on the review of what was being proposed, Sandy Plessner made a motion to approve the amended site plan/condominium subdivision for unit 4 to become 8 units in the Lynnmere Condominiums with the following conditions:

1. Compliance with State Fire Codes.
2. The units are seasonal units and not considered to be a legal residence. (Except for the existing apartment located on the second floor of the motel.)
3. Furnish the Town with a recorded copy of the Condominium Site Plan/Subdivision and amended Condominium documents.

Bob Sharon seconded the motion. No further discussion. All voted in favor of approving the amended site plan/condominium subdivision for the Lynnmere Condominiums.

6:58 PM Because of the number of abutters that showed up for the Water’s Edge Phase 2 site plan, the Chairman asked for and received a motion to continue the case #05-17 for Water’s Edge Phase 2 for Jera Management Co. to August 23rd at 6:35 PM. The motion was seconded and voted in the affirmative for the continuation.

7:05 PM Case #05-19 for a Site Plan for the Tilton Nurseries.

Hearing no disqualifications, Chairman Helwig stated he had reviewed the application and found it to be substantially complete and asked for a motion. Sandy Plessner made a motion to accept the application. Mike Curley seconded the motion. No further discussion. All voted in favor.

Ross Brown, owner, began by saying they were going to construct a cape style building that would be a retail space and offices for the business. Mr. Brown continued:

1. Two buildings would be demolished when the new building was constructed.
2. They would put in a 2,000 gallon holding tank for septic and pump it until such time that they could connect to the new sewer line. Mr. Brown added he had a septic approval from the State.
3. When asked about parking, Mr. Brown stated the parking would be moved to the area where the building was being demolished. George Helwig asked about the parking located along Silver Lake Road and Mr. Brown explained the State was taking about 1,600 square feet of land area for the sewer line and
road work so parking was planned for on site as he didn’t know what would be left once the improvements were complete to Silver Lake Road.

4. Entrances, signage, and green houses will remain the same.

5. The height of the proposed building was 29 feet. and would not be used as a residence. Mr. Brown explained the retail sales would consist of items related to the nursery business. When asked about chemicals, Mr. Brown stated everything they sold was pre-packaged when it came to fertilizers and insecticides.

6. When asked, Mr. Brown stated the lighting would be under the farmers porch and perhaps on the ends of the building for security reasons. Board members explained they preferred to see downcast lighting.

Ms. Plessner asked Mr. Brown what he meant by year round retail use as the nursery had always been closed in the winter. Mr. Brown explained the public part of the business would still be closed but the office would be used for meeting with customers for the purpose of designing and selling landscaping plans.

7:20 PM Open to public comment.

Tom Seller stated his only question had been addressed concerning parking for the site.

Joe Plessner asked about the intersection where Silver Lake Road met Rt. 3 and a discussion of the proposed change to make the intersection a 90-degree intersection ensued. Every one thought it was a good idea.

7:25 PM Close to public comment.

Hearing no further discussion, Sandy Plessner made a motion to approve the site plan for case #05-19 with the following conditions.

1. Compliance with State Fire Codes.
2. Any exterior lighting to be downcast.
3. Connect to the municipal sewer when made available.

Bob Sharon seconded the motion. No further discussion. All voted in favor of approving the site plan for Tilton Nurseries.

7:35 PM Case #05-20 for a site plan for Don Giguere.

Hearing no disqualifications, Chairman Helwig stated he had reviewed the application and found it to be substantially complete and asked for a motion. Sandy Plessner made a motion to accept the application. Mike Curley seconded the motion. No further discussion. All voted in favor.

Don Giguere explained he was proposing to create a one bedroom apartment in the attic space. Mr. Giguere stated he had, at the present time, an apartment on the first floor and one on the seconded floor.
Mr. Giguere continued by telling the Board he had seen the Zoning Board of Adjustment as he had needed and received variance approval for the exterior stairs as they were in the setbacks.

When asked, Mr. Giguere stated he had spoken with the Fire Department. Mr. Giguere stated he had a letter from the fire department as part of the application package outlining what he would need. Exterior lighting was discussed. Mr. Giguere stated he would have lighting located between the house and the shed.

Site parking was discussed for some time. Board members agreed there was enough area for parking (65 X 21 feet) but time was spent discussing how the parking should be set up. Diagonal parking was suggested with assigned parking spaces.

When asked, Mr. Giguere showed the Board the location of snow storage for the property. Mr. Giguere stated he blew the snow rather than plow. When asked about sewer, Mr. Giguere stated the building was connected to the municipal sewer.

7:45 PM Open and close to public comment as no one asked to speak.

The discussion of diagonal parking came up briefly with a sketch of what Board members were thinking given to Mr. Giguere to consider.

Hearing no further discussion, Sandy Plessner made a motion to approve Case #05-20 for a site plan for a one bedroom apartment with the following conditions;

1. Compliance with State Fire Codes.
2. Compliance with the conditions recommended in the letter from the Fire Department dated January 18, 2005.

Bob Sharon seconded the motion. No further discussion. All voted in favor of approving Case #05-20.

Board members took some time to read the correspondence and discuss the letter from Bill Norton concerning the land owned by Seven Points Development and their desire to meet with the Board on August 23rd for a workshop. Board members agreed there was no point in having a workshop until such time information was provided to the Board on the concerns expressed at the last workshop. These concerns included contamination of the land, land fill areas and the likely traffic impact with Rt. 3. Ms. Plessner told the members she would send any additional information received to the members for review.

8:45 PM Meeting adjourned.

Minutes prepared by,
Sandy Plessner