Town of Tilton
Planning Board Meeting (Workshop)
September 6, 2005

MEMBERS PRESENT:

Chairman Michelle Jackson  George Helwig, Vice-Chair
Mike Curley  Bob Sharon
Sarah Paratore  Sandy Plessner

OTHERS PRESENT:

Joe Plessner  Bill Norton

AGENDA:

6:30 PM  Call to order.
Minutes of August 23, 2005
Any other business

MEETING:

6:37 PM  Call to order. Chairman Jackson asked if the members had reviewed the minutes of August 23, 2005. Sandy Plessner told the Board she had found a few changes she wanted to make and went over them. They were minor changes that included using a proper name instead of a nickname. Bob Sharon made a motion to approve the minutes as amended. George Helwig seconded the motion. No further discussion. All voted in favor.

CORRESPONDENCE:

Correspondence was deferred until the next scheduled meeting to be held on September 13, 2005.

The Board used this workshop to continue work on regulations for a Mixed Use II District for the petition that had passed at Town meeting last March approving the creation of a new District. All agreed that although there was no area in Tilton to put in this district at the present time, it was important to work to create the foundation for the new district to take to the voters at the next Town meeting. Members would look at what land areas they would want to recommend for the ballot at a later time.

A general discussion on the proposed district consumed the evening. Density was discussed at length. Board members felt they needed to consider the overall effect of what they wanted to do in regard to density. Perhaps a consideration should be given to trading densities; that is, if an applicant came in
and wanted a higher density, they would have to set aside land somewhere else in Town. If sewer and water (infrastructure) were available, a higher density could perhaps be considered in exchange for protection of land in a more rural area where the infrastructure was not available and therefore less developed. This, all agreed, could help to continue the preservation of the rural areas in Town.

Multiple densities were discussed next. Bill Norton, from Norton Asset Management, joined the workshop and the conversation regarding multiple densities. All agreed that to try and put hard fast controls on would not work as there were too many factors to consider such as lot size, type of commercial and type of residential. Most felt commercial development was self regulating as far as what would be required for parking and existing lot coverage allowed and residential would be considered at the time of subdivision and or site plan review.

Discussion on how commercial and residential development impacted the infrastructure was next. Board members looked at the ways each affected the infrastructure and what steps could be taken to ensure the infrastructure was not overwhelmed. All agreed if a large proposed project came in, especially for residential development, phasing would be a serious consideration.

By the end of the evening, the proposed rules and regulations for the new proposed Mixed Use II District would include:

Proposed uses in the Chart of Permitted Uses included:
A. Residential

<table>
<thead>
<tr>
<th>Use</th>
<th>Permit Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family</td>
<td>Permitted</td>
</tr>
<tr>
<td>Apartments, Condominiums &amp; Multi-family</td>
<td>Permitted</td>
</tr>
<tr>
<td>Cluster Development</td>
<td>Permitted</td>
</tr>
</tbody>
</table>

B. Public & Institutional

<table>
<thead>
<tr>
<th>Use</th>
<th>Permit Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Churches</td>
<td>Special Exception</td>
</tr>
<tr>
<td>Nursing Homes</td>
<td>Special Exception</td>
</tr>
<tr>
<td>Adult Care Facility</td>
<td>Permitted</td>
</tr>
<tr>
<td>Child Day Care Facility</td>
<td>Permitted</td>
</tr>
<tr>
<td>Municipal &amp; Public Works Facilities</td>
<td>Permitted</td>
</tr>
<tr>
<td>Essential Public Utilities &amp; Appurtenances</td>
<td>Special Exception</td>
</tr>
</tbody>
</table>

C. Recreation & Entertainment

<table>
<thead>
<tr>
<th>Use</th>
<th>Permit Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Municipally Owned Recreational Facilities</td>
<td>Special Exception</td>
</tr>
<tr>
<td>Privately Owned Recreational Facilities</td>
<td>Special Exception</td>
</tr>
<tr>
<td>Movie Theatre or Concert Hall</td>
<td>Special Exception</td>
</tr>
</tbody>
</table>
D. Office

General Professional Business, Financial or Governmental Office  Permitted
Medical, Dental or Health Service Office or Clinic  Permitted
Banks  Permitted

E. Commercial

Retail Sales, Rental or Distribution of Goods and Merchandise

1. Fully enclosed within a building and occupying
less than 3,000 square feet of floor space  Permitted
Fully enclosed within a building and occupying
greater than 3,000 square feet of floor space  Special Exception

2. Personal and Business

Fully enclosed within a building and occupying
less than 3,000 square feet  Permitted
Fully enclosed within a building and occupying
greater than 3,000 square feet  Special Exception
Sexually oriented business  Special Exception
Hotels, Motels, Inns  Permitted
Veterinary Facilities  Permitted

F. Restaurants

Within a fully enclosed structure with no
drive-in service, no carry out service
or no delivery service  Permitted
Within a fully enclosed structure with carry
out and delivery but no drive-in service  Permitted

H. Industrial

1. Manufacturing, processing, repairing
assembling of goods and merchandise
(research & development)

Industry light  Special Exception
Accessory salesrooms  Special Exception

I. Agricultural
Commercial Greenhouses/warehouse for wholesale and retail sales

Accessory Uses

A. Residential

Home Occupation Permitted
Child Daycare
with up to 6 children Special Exception
with over 6 children Special Exception
Outdoor storage of one
commercial vehicle Special Exception
Outdoor storage of a boat, recreational
vehicle, or camping trailer Permitted
Garage, carport, or parking space
for use by residents of the premises Permitted
Accessory structures and facilities
including tool sheds, greenhouses,
swimming pools & tennis courts Permitted

B. Non-Residential

Parking space or garage for employees,
visitors and customers Permitted
Cafeterias for employees Permitted
Child care for employees Permitted
Recreational and fitness facilities
for employees Permitted
Dwelling unit for resident caretaker
or security personal Permitted

C. Residential and non-residential

Signs Permitted

In the Table of Dimensional Values, Board members agreed the district would contain:
20,000 sf with sewer, 1 acre without sewer, and two acres for backland lots
No minimum frontage
minimum setbacks; 20 ft. front, 20 ft rear, & 20 ft. side
Maximum lot coverage; 50%
Maximum structure height; 40 ft.
Maximum residential density (dwelling units per lot) 2
All of this information will be looked at again by the Board at the next meeting, time permitting, to see if there are any further changes to consider.

Discussion turned to other issues the Board might want to consider addressing at the next Town meeting. Items for consideration included:

1. Density issues for the RC (Resort Commercial District) including motels and hotels.
2. Examine the Signage Regulations to see what may need to be updated or changed including the use of LED lighted signage.
3. Aspect ratios (Subdivision regulations)
4. Fines for abuse of the zoning regulations and whether or not this needs to be updated.
5. Impact fee regulations (if ready)
6. Parking regulations (Site Plan regulations)

Discussion turned to contacting the Municipal Association in regard to guidance with potential legal issues regarding violations of the zoning regulations.

9:00 PM Meeting adjourned.

Minutes prepared by,
Sandy Plessner