TOWN OF TILTON
PLANNING BOARD MEETING
OCTOBER 11, 2005

MEMBERS PRESENT:

Michelle Jackson, Chairman   Sarah Paratore
Bob Sharon     Sandy Plessner

OTHERS PRESENT:

Theodore Kupper    Joe Plessner

AGENDA:

6:30 PM    Call to order
Minutes of 9/27/05
Any other business & correspondence
Conceptual: Ted Kupper to discuss development of a piece of property located at the Nickerson Business park.

MEETING:

6:37 PM    Call to order. Chairman Jackson asked alternate Sandy Plessner to participate as a full member for the meeting. Chairman Jackson asked if all the members had read the minutes of September 27, 2005. Bob Sharon made a motion to approve the minutes of September 27, 2005. Sarah Paratore seconded the motion. No further discussion. All voted in favor.

CORRESPONDENCE:

1.    The fall 2005 newsletter called “The Source”.
2.    Announcement of an in depth workshop for the Municipal & School District officials on Tuesday, October 25, 2005 from 8:45 AM to 3:00 PM on the construction process to be presented by David Provan.
3.    Standard Dredge and fill application for the NH DOT.

6:40 PM    Conceptual with Theodore Kupper, engineer from Provan & Lorber, concerning property located at the Nickerson Business Park.

Mr. Kupper told the Board his client, Subest Trust, was purchasing two lots in the Nickerson Business Park and wanted to build a 20,000 square foot warehouse. Mr. Kupper stated they would only be developing one lot at this time and save the other lot for possible future expansion. Mr. Kupper went over the conceptual plan that included the areas of wetlands found by a recent delineation and the location of the proposed building and parking, including ramps for trucks to enter and exit the warehouse. Mr.
Kupper also stated there would be a fenced concrete pad site for the temporary storage of equipment that was going to be shipped. (Subest would be distributing heating, ventilation and air conditioning equipment.)

Mr. Kupper stated all of the drainage for the site would be collected and sent to a detention pond and also showed the proposed sites for snow storage for the property.

Mr. Kupper stated the issues he was looking for clarity on were two small areas where they would be grading in a wetland buffer area. Mr. Kupper stated it was his understanding he might need a Special Use Permit and Board Members agreed that he would and that it would be covered with the site plan review.

Other items discussed included:
1. There would be no truck storage on site. There would be no vehicle maintenance facility on site or vehicle washing. If this were to change, an amended site plan would be required.
2. Board members stated there should be an oil/water separator in line with the catch basin with a maintenance schedule.
3. Applicant should be able to address how fork lifts and trucks would be maintained.
4. Front of the building would be for office space and or display area for merchandise.
5. Warehouse could have up to six employees.
6. Final plans need a wetland soil scientist stamp.
7. Site has municipal sewer and private well. Well location was shown with protective radius.
8. Any exterior lighting should be downcast.
9. DOT driveway curb cut application required as DOT is keeping track of traffic counts for the site. Driveway approval needed by the town as Business Park Drive is a Town road.

Mr. Kupper told the Board he would be doing a formal site plan on October 25, 2005.

Board members spent time discussing possible proposes zoning changes to place on the 2006 ballot for Town Meeting. Items discussed included:

1. Add to 2.3.2; Animated and moving signs are prohibited. Remove any reference from the signage descriptions for each district. Possible verbiage, “Signs which have blinking, flashing or fluttering lights or other illuminating devices which have a changing light intensity, brightness or color are prohibited.”
2. Check verbiage and correct if necessary to ensure there is no off premise signage permitted. Include, “No advertising of off premise businesses.”
3. In business and industrial parks, consider a directory sign at the front (entrance) of the park. Also add, each developed lot in the park would be permitted their own free standing signage board.
4. Each signage district needs to be re-written for clarity.
5. Consider “All signage will be approved thru the site plan process; if no site plan is required, through the building permit process.”
6. Regulations for the removal of signage after a business closes is existing but the means to remove the signage if the owner does not is not included so consider, “After a 14 day waiting period from the date a “Notice in Writing” is issued, the Building Inspector shall order the removal of any signs not removed at the closing of such business.
7. Look into the possibility of a time certain for removal of non-conforming signage.
8. Consider adding square footage required for recreational vehicle parks. Consider percentage of common area or open space required.
9. Check on definition of “seasonal”. Consider verbiage that would require removal of recreational vehicle from sites for certain periods of times of the year to promote transient use.

Workshops will continue at the end of future scheduled Board meetings, time permitting.

9:00 PM Meeting adjourned.

Minutes prepared by,
Sandy Plessner