TOWN OF TILTON  
PLANNING BOARD MEETING  
NOVEMBER 8, 2005  

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

OTHERS PRESENT:  
J. M. Brodbeck  David Greenwood  
J. J. Santoro  Helen Belair  
Patricia Garcia  Ray Bilodeau, Jr.  
Joe Plessner  

AGENDA:  

6:30 PM  Call to order.  
Minutes of October 25, 2005  
Correspondence  
Any other business  

6:35 PM  Case #05-32 for a Site Plan Review for Micot Realty, LLC. Applicant proposes to create an auto repair and auto sales business. Property is located at 472 West Main Street, Tilton, NH 03276. Tax Map R-26 Lot 2 in the General Commercial District.  

7:05 PM  Continuation of Case #05-29 for a Site Plan Review for Tilton Barbell and Fitness Center.  
Workshop on the Master Plan and proposed changes to the Zoning Regulations.  

MEETING:  

6:35 PM  Call to order. Chairman Jackson asked alternate, Sandy Plessner to sit as a full member for the meeting.  

Chairman Jackson asked if all the members had read the minutes of October 25th. After a brief discussion on a few changes, George Helwig made a motion to approve the corrected minutes for October 25, 2005. Bob Sharon seconded the motion. No further discussion. All voted in favor.
CORRESPONDENCE:

1. Letter dated 11/8/05 to Rodney Dyer, Attorney, regarding a conceptual meeting for the Marquis Resort scheduled for November 22, 2005 around 7:30 PM.
2. Update and photos from Bill Rollins on the Konover site.
3. An assessment report from ARC Engineering on the property located off of John Manville known as the Quinn T property. (Now belongs to Seven Points Development)

6:38 PM Case #05-32 for a Site Plan review for Micot Realty, LLC

Hearing no disqualifications, Chairman Jackson told the board she had reviewed the application and it appeared 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 questions. All voted in favor.

David Greenwood, Greenwood Home Improvements, gave the Board a description of the property by saying:

1. The mobile home that had been on the property would be removed.
2. Garage that had been located at the front of the property near the road has been relocated further back on the property.
3. Proposing to place a 28 ft. X 52 ft. X 28 ft. high building on the property. Will include a garage with two service bays on the first floor and office space upstairs.
4. Will use the area cleared of buildings and areas going toward the rear buildings for the display of automobiles to sell. Employee parking will be toward the rear of the property.

Chairman Jackson asked if it was going to be an automobile maintenance garage and was told it would be. Chairman Jackson asked about the topography of the property. Mr. Greenwood described the property by saying the rear of the property dropped off toward the river and there was a natural slope to the front of the property from the buildings forward. The septic system location was shown. The buildings were discussed and the types of businesses that might be part of the location. Mr. Greenwood told the Board that the buildings located toward the back of the property were currently being used for storage.

Lot coverage was discussed. Mr. Greenwood stated the property was about three quarters of an acre and the coverage was a little less than 75%.

Sandy Plessner told the Board Members that Mr. Santoro and Mr. Greenwood were scheduled to see the ZBA on November 15th for a Variance appeal in order to locate the new building in the side setback area.
Discussion on the car maintenance area ensued. Mr. Greenwood stated the building would have two bays on the first floor with offices located on the second floor. The building would sit on a 6 inch thick concrete slab with no floor drains.

Bob Sharon asked if they would be steam cleaning engines or pressure washing cars on site and was told no.

JJ Santoro, owner of the property, told the Board he owned another location in Tilton that could not have service because of the location. Mr. Santoro stated he was leasing the site at the present time but would take it over in a couple of years. (Although some of the discussion was not clear on the tape, the jest of the conversation seemed to indicate that the site being discussed would be used for the maintenance needs for Mr. Santoro’s other site in the future.)

When asked, Mr. Santoro stated he hired a company to remove waste oils for the site. Mr. Santoro stated the company provided 55 gallon drums that were marked waste oils, antifreeze, and transmission fluids. Mr. Santoro stated the drums would be stored inside the building.

Snow storage and the locations shown were discussed. Board Members went over the locations and suggested areas to avoid because of the runoff toward the river.

When asked, Mr. Greenwood stated they had not applied for an amended DOT curb cut and they had not discussed their plan with the fire department. Exterior lighting had not been decided yet. Board Members told the applicant they preferred to see a downcast type of lighting. Mr. Greenwood stated they would use the existing sign location for a 4 ft. X 5 ft. sign and their hours of operation would be from 9:00 AM to 6 PM.

6:55 PM Open to public comment.

Mr. Joseph Brodbeck, abutter, felt the snow storage location next to his parking lot could flood his parking lot area and also felt the storage area was on his property. When asked, Mr. Brodbeck had not had a survey done. Mr. Brodbeck stated he would be willing to split the cost with the applicant to see where the property line was. Mr. Brodbeck stated he would not mind if the applicant wanted to have landscaping along area between his property and theirs but did not want to see any snow storage.

Mr. Brodbeck continued by saying it appeared that the applicant would have about 10,000 square feet of pavement and wondered just how many cars would be displayed on the lot. Mr. Greenwood and Mr. Santoro stated it would be for 55 plus newer used cars.
Again snow storage was discussed. Board Members suggested moving the snow storage away from the property line but also stated their preference was for the storage area not to run to the river.

Board Members expressed their concerns regarding the number of cars the applicant wanted to display. Questions raised included how the cars would be displayed, where customer parking would be, what other businesses would be on site and their parking needs, and could emergency vehicles move around the site if needed. Mr. Santoro stated he needed to have at least 55 cars to be successful.

Patricia Garcia, Turchin property, wondered where the snow storage would be and wanted to know if there would be a fence along the property line on her side. Mr. Santoro stated he would run a fence along the property line as he did not really want to look at the junkyard.

7:00 PM Close to public comment.

Board Members told the applicant that many things had been discussed that were not part of the application such as the number of cars and the storage areas of hazardous materials. The applicant was told that due to the size of the proposed operation, the Board would need to see an engineered plan drawn to scale, a parking plan, a drainage plan showing how runoff would be contained including any catch basins and oil/water separators, percentage of lot coverage, elevations, lighting and signage. It was also suggested the applicant see the fire department with their plans to get any comments or suggestions the fire department might have.

After a brief discussion on a time certain, Chairman Jackson made a motion to continued case #05-32 for Micot Realty until December 13, 2005 at 6:35 PM. George Helwig seconded the motion. No further discussion. All voted in favor.

7:10 PM Continuation of Case #05-29 for the Tilton Barbell and Fitness Center.

Hearing no disqualifications, Chairman Jackson told the Board she had looked at the application and it appeared 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.

Ray Bilodeau, owner of the Fitness Center business, stated he had converted the old Deroy Market into a fitness center and told the Board he had not realized he needed to do a site plan but was here to go over everything and apologized.

Chairman Jackson asked if the applicant had spoken to the fire department and Mr. Bilodeau stated firemen had been in and discussed codes with him but nothing formal had been done. Mr. Bilodeau stated the alarm system, the detectors, and fire extinguishers were all still in the building and charged. When asked, Mr. Bilodeau stated there had been no fire code issues.
Signage was discussed. Mr. Bilodeau stated he was keeping the sign location where the Deroy’s sign had been and replaced the signage board with a 3 ½ X 7 ½ foot sign that was compliant. When asked about the temporary sign, Mr. Bilodeau stated it was only being used temporarily and he planned to get rid of it.

Mike Curley asked if the DOT curb cut had been updated and explained what was involved as the applicant didn’t know what he was supposed to do. Mr. Bilodeau was given the telephone number to call in order to update the property curb cut.

7:20 PM Open to public comment.

Joe Plessner asked what was going to happen to the temporary sign located on the property and Mr. Bilodeau replied he was getting rid of it.

7:25 PM Close to public comment.

Other items discussed included:

1. When asked, Mr. Bilodeau stated he had examined the floor drains and they were functioning.
2. The building used electric heat.
3. There would be a manager on the premises at all times.
4. Had some retail for sale on site but no state license was required as it was prepackaged goods. (bottled water and juice)

Hearing no further discussion, Chairman Jackson made a motion to approve the site plan for Case #05-29 for the Tilton Barbell and Fitness Center with the following conditions:

1. Compliance with State Fire Codes.
2. Compliance with Tilton Signage Regulations.
3. Applicant voluntarily agrees to the removal of the temporary sign.
4. Updated DOT curb cut.

George Helwig seconded the motion. No further discussion. All voted in favor of approving the site plan.

The Board spent time discussing the proposed zoning changes for the 2006 town meeting. Sandy Plessner told the Board she had sent everything they had come up with for the Mixed Use II District to the Town Attorney for answers to the Board’s questions regarding asking the voters to approve changing the zoning district on a property to another district. Ms. Plessner stated as soon as she heard from the attorney, she would let the members know.
Discussion continued on items that might be added or considered for the new regulations for the Mixed Use II district. These included:

1. After the definition of Mixed Use II add, “It should be noted that because the MUII district will be a blend of commercial, residential and open space, properties to be considered for this district should be at least 50 acres in size and located within 500 feet of a Class 5 road maintained by the State of New Hampshire. A concept master plan for the overall planned development shall be required because of the blending of commercial and residential uses. The MUII district shall consist of a desired mix of 40% residential, 40% commercial and 20% open space. A master plan will give a better understanding of where and how the uses will occur and reduce the potential conflicts associated with mixed uses. If the Master Plan is changed, applicant will be required to come back before the Board and show the changes and prove the percentages of the desired mix remains the same.”

2. Consider requiring buffer zones between commercial and residential sections.

3. Consider no commercial/ light industrial development within 250 feet of the shoreland protection area as defined by the State of N.H.

4. Require a special exception for light industrial use in the MUII district.

5. Subdivision approval and Site Plans will be required for each section before development will be permitted and all internal roadways will be built to town standards as defined in the Tilton Subdivision Regulations.

6. Special care should be given regarding noise, lighting, hours of operations, parking and any other adverse impacts to ensure the compatibility between commercial and residential uses. Sidewalks and public transportation should be encouraged to promote the village-like setting.

Sandy Plessner will compile a list of all the proposed items for town meeting and send the list to the Board members for review. At the next meeting, Members will give their comments and changes, if any, so that a public hearing can be scheduled for January 10, 2006 for all the proposed changes.

9:00 PM Meeting adjourned.

Minutes prepared by,
Sandy Plessner