TOWN OF TITON
PLANNING BOARD HEARING
JANUARY 24, 2006

MEMBERS PRESENT:
George Helwig, Acting Chairman
Sarah Paratore
Sandy Plessner
Bob Sharon
Mike Curley

OTHERS PRESENT:
Jim Clements
Lynn Walker
Scott Davis
Bev Clements
Steve Jesseman
Joe Plessner

AGENDA:
6:30 PM Call to order
Minutes of January 10, 2006
Correspondence & any other business
6:30 PM Continuation of Case #05-35 for a Subdivision, Site Plan and Special Use Permit for REI Land Development, LLC. Applicant proposes to subdivide property into one 25+ acre lot and 28 new single family lots, associated infrastructure and a Special Use Permit necessary to conform to the requirements of the Wetland Conservation District including the creation of a water body and a roadway within a wetland and wetland buffer. Properties are located at 33 & 50 Clark Road, Tilton, NH 03276. Tax Map R-16 Lot 8 and R-26 Lot 60 in the Medium Density Residential District and the Rural Agricultural District.
7:34 PM Public Hearing on Petitions
Petition #1: “To see if the town will vote to change the maximum residential density in the “Village Residential District (VR)” from 3 to 2 dwelling units per lot.”
Petition #2 “To see if the town will vote to require 2 off street parking spaces for each unit in condominium, apartment, & multi-family dwellings.”

MEETING:
6:30 PM Call to order. Acting Chairman George Helwig asked alternate Sandy Plessner to sit as a full member for the meeting. The Chairman asked the members if they had read the minutes of the January 10, 2006 hearing. Bob Sharon made a motion to approve the minutes of January 10, 2006. Mike Curley seconded the motion. No further discussion. All voted in favor.
CORRESPONDENCE:

1. Magazine Article concerning the use of porous pavements.
2. Resume and letter from Nancy Kendall from Blue Moon Environmental, Inc. regarding technical support for the Town regarding wetland delineations, soil mapping, peer reviews and construction monitoring.
3. DOT amended driveway permit #451-512 for Konover Development to reflect the proposed development on the last remaining out-parcel.
4. Letter from Allan Clark, REI Land Development, LLC, asking for a continuation of their case from January 24, 2006 until February 14, 2006.
5. Package sent by ARC Environmental Consultants containing a summary of the Groundwater Quality Data on the former Quin-T property.

6:35 PM Continuation of Case #05-32 for REI Land Development, LLC. Chairman Helwig read a letter written by Allan Clark, from REI Land Development, LLC, asking for a continuance until February 14, 2006 to allow time to address issues raised by the peer review. Chairman Helwig made a motion to continue Case #05-35 for a Subdivision, Site Plan & Special Use Permit for REI Land Development, LLC until February 14, 2006 at 7:55 PM. Mike Curley seconded the motion. No further discussion. All voted in favor.

6:38 PM Chairman Helwig told the Board the representatives from the Tilton School were present to conceptually speak with the Board to give the Board a progress report on their preparation for the future expansion plans at the school.

Jim Clements, Head Master of the Tilton School, stated they were there to give the Board an update to reflect some of the work they had done in preparation of the future expansion at the school. Mr. Clements stated they had been before the Zoning Board of Adjustment on January 17, 2006 and received variance approvals for the heights of the proposed expansion to Plimpton Hall and the proposed new residence hall. Mr. Clements stated the buildings would be similar in architecture to the other buildings on the campus. Mr. Clements finished by stating again the two projects consisted of the addition to Plimpton Hall located on the west side of the campus and the new residence hall located on the west side of the campus between the chapel and the Tilton mansion.

Steve Jesseman, Jesseman Associates, began by saying he had met with the fire department, the Department of Transportation and the Sewer Department. Mr. Jesseman stated the DOT had expressed concern regarding any kind of traffic increase at the existing curb cuts because of the grade of the road and the site distance. Mr. Jesseman stated there was a drive up by the tennis courts (Dean Jeffries Lane) that went in the area and they were proposing to extend Dean Jeffries Lane to go into the parking lot area for the new proposed residence hall. The drive would end at the parking lot area for the new residence hall.
Mr. Jesseman continued by saying the fire department had a concern regarding not being able to get to the mansion area with a ladder truck and liked the proposed plan as it would enable them to drive into the proposed new area. Mr. Jesseman stated the proposed residence hall would house 20 students and three house families.

Board members recommended and Mr. Jesseman stated they would be using downcast lighting.

Mr. Jesseman stated the addition would be to Plimpton Hall. After a lengthy discussion with the DOT and the fire department, Mr. Jesseman stated they all agreed that what was being used as a service road around Plimpton Hall could continue as a service road for the fire department. The service road would be altered to allow the ladder truck to be able to turn around on the backside of Plimpton Hall. Mr. Jesseman stated the service road could be extended over to High St. to allow a truck to be able to bring in fire hoses or equipment that might be needed by the fire department. Mr. Jesseman also stated the State did not care for the parking spaces along School Street and the School had agreed to eliminate the spaces and move them to an on campus location.

Mr. Clements stated the addition to Plimpton Hall would allow for all the classrooms to be put in one complex, which would eliminate some of the foot traffic. Mr. Clements stated the school felt this would be safer.

Board members told Mr. Jesseman and Mr. Clements they felt they were on the right tract with the proposed plans.

Mr. Jesseman discussed the transformers and their location on the property. Mr. Jesseman stated some of the transformers, utilities and drainage would have to be re-located. Mr. Jesseman stated they would like to begin moving these once the frost would be out to the ground in order to prepare for the actual construction of the addition and the proposed new residence hall. Mr. Jesseman stated he knew they would be doing the work at their own risk as they would probably not be before the Planning Board for final site plan approval until after they would begin moving the utilities. Board members thanked Mr. Jesseman for letting the Board know and told Mr. Jesseman they did not feel moving the utilities would be a problem.

7:35 PM Public Hearing for Petitions received by the Town.

Chairman Helwig read the petitions into the record and stated the public hearing was opened for discussion and at the end of discussion, the Board would voted to recommend or not recommend the proposed petitions separately.

Petitions read,
1. “To see if the town will vote to change the maximum residential density in the “Village Residential District (VR)” from 3 to 2 dwelling units per lot.
2. “To see if the town will vote to require 2 off street parking spaces for each unit in condominium, apartment & multi-family dwellings.”

Scott Davis told the Board he had submitted the petitions to the Town. Mr. Davis stated the first petition regarding the density was done as the people who lived in the area felt it would help to protect or encourage the homes to stay single-family homes or at least discourage people from buying the older homes and creating multiple apartment units.

Mr. Davis stated the other petition concerned parking as the tenants were just parking on the street and creating one-way streets because of all the cars along the streets.

Discussion ensued concerning the petitions. Board members felt the zoning densities had been set up to allow for all types of housing and by reducing the density in the VR district, the potential was there to reduce the amount of affordable housing available to people. It was suggested that because of the ages of the homes in the VR district that perhaps historic building codes could be adopted along with an historic district overlay to help control the renovations and reduce the number of people that would buy the units to create apartments and then not take care of them.

Regarding the petition concerning parking, the Board members felt that perhaps having an ordinance requiring at least two off street parking spaces per unit would give the police the authority to enforce the ordinance when people living in the area didn’t use the on site parking. Mr. Davis stated at the current time there was off street parking available but people didn’t use it. Mr. Davis stated he understood the Board required parking when someone came in to site plan these homes for multi-family but with no regulations, he felt it was difficult to enforce and for that reason, he felt the Board should support the petition.

Discussion continued for several minutes regarding all aspects of the petitions.

Bob Sharon stated he personally felt he could support reducing the density and made a motion to recommend Petition #1, “To see if the town will vote to change the maximum residential density in the “Village Residential District (VR)” from 3 to 2 dwelling units per lot.” Mike Curley seconded the motion. The Chairman called for a vote. The Board voted 2 votes to recommend the petition, 3 votes to not recommend the petition. Chairman Helwig stated the motion failed and the Board would not recommend Petition #1 (“To see if the town will vote to change the maximum residential density in the “Village Residential District (VR)” from 3 to 2 dwelling units per lot.”)

Sandy Plessner made a motion to recommend Petition #2, “To see if the town will vote to require 2 off street parking spaces for each unit in condominium, apartment & multi-family dwellings.” Bob Sharon seconded the motion. No further discussion. The Chairman called for a vote. The vote was unanimous to recommend Petition #2, (“To see
if the town will vote to require 2 off street parking spaces for each unit in condominium, apartment & multi-family dwellings.”

9:00 PM    The hearing was declared closed.

                       Meeting adjourned.

Minutes prepared by,
Sandy Plessner