TOWN OF TILTON
PLANNING BOARD HEARING
FEBRUARY 14, 2006

MEMBERS PRESENT:

Chairman Michelle Jackson        Mike Curley
Sarah Paratore                   Bob Sharon
Bob Brown, Ex-Officio            Sandy Plessner

OTHERS PRESENT:

Mark Wogcom                      Steve Long
Peter Herz                       Paul Gaudet
George Ryan                      Bob Haberman
Ben LaBelle                      Mike Robertson
Tom Cavanaugh                   Tom Gallant
Dusty McMahan                   Chris Rice
Eliza Conde                      Allan Clark
Justin Clark                    Lee Tessier
Jeff Lewis                      Susan Clark
Bill Rollins                   Norm & Janice Boudreau
Linda Pauwels                   Jim Gove
Joe Plessner

AGENDA:

6:30 PM      Call to order
Minutes of February 7 & 11, 2006
Correspondence and any other business

6:35 PM      Continuation of Case #05-32 for Micot Realty, LLC for a Site Plan review.

6:35 PM      Case #06-03 for Michelle Tine for a Site Plan review. Applicant proposes to open a hot dog and ice cream establishment. Property is located at 287 Main Street, Tilton, NH 03276. Tax Map U-5 Lot 34 in the Downtown District.

6:50 PM      Case #05-01 for Brooks Holdings, LLC for a Boundary Line Adjustment, Site Plan and Special Use Permit. Applicant proposes to construct a 22,960 square foot auto dealership with associated parking and landscaping. Applicant also proposes to do a boundary line adjustment with lot 2A and will require a Special Use Permit for work done in and around wetlands and related buffer areas. Property is located at 18 Bittern Lane, Tilton, NH 03276. Tax Map R-24 Lots 2A and 5 in the Regional Commercial District.

7:25 PM      Case #06-02 for Capital Enterprises, Inc. for a Site Plan review. Applicant proposes to construct a 3,950 square foot building for a Pizza Hut and an
additional 1,650 square foot building for a possible retail tenant that is unknown at the present time. Property is located at 15 Lowe’s Drive, Tilton, NH 03276. Tax Map R-24 Lot 1-4 in the Regional Commercial District.

7:55 PM Continuation of Case #05-35 for REI Land Development, LLC. for a Subdivision, Site Plan and Special Use Permit for Tax Map R-16 Lot 8 and R-26 Lot 60.

MEETING:

6:30 PM Call to order. Chairman Jackson welcomed Selectman Bob Brown to the meeting and asked alternate Sandy Plessner to sit as a full member for the meeting.

Chairman Jackson asked if everyone had read the minutes of February 7, 2006. After a discussion on edits, Bob Sharon made a motion to approve the minutes of February 7, 2006 as amended. Mike Curley seconded the motion. No further discussion. The motion was approved. Chairman Jackson asked if the members had read the minutes of February 11, 2006. Bob Sharon made a motion to approve the minutes of February 11, 2006. Mike Curley seconded the motion. No further discussion. The motion carried.

CORRESPONDENCE:

1. Copy of zoning articles to be placed on the ballot.
2. Copy of a letter dated 2/7/06 from DES to Leif Traffie of Seven Points Development, LLC concerning future development of the former Quin-T property and what the DES will require.
3. Letter from DOT dated 2/13/06 announcing the arrangements made for a public meeting to review and discuss the merits of a continuous raised median island on Rt 3/11 from the 140 intersection to the Rt 132 intersection. Meeting will take place at the Tilton Town Hall 2/23/06 at 5 PM.
4. Memorandum dated 2/6/06 from the Office of Energy and Planning for the 13th Spring Conference to be held Saturday, April 1, 2006 at the Radisson Hotel in Manchester.
5. Letter received 2/14/06 for the Planning Board from Ben LaBelle and Mike Robinson concerning a subdivision on Clark Road.
6. Letter received 2/9/06 for the Planning Board from Elizabeth Brown concerning the subdivision on Clark Road.
7. Letter received 2/14/06 for the Planning Board from Ken Money concerning the subdivision on Clark Road.
8. Peer review from Vollmer Associates on the REI subdivision plan located on Clark Road.
9. Series of e-mails from various people from Konover, Lowe’s and John Maynard concerning the abutter’s berm, fencing, and lighting issues.
11. Letter dated 1/17/06 from the Tilton Conservation Commission to Allan Clark from REI Land Development regarding acceptance of a conservation easement.

12. Letter dated 2/14/06 from REI to the Planning Board addressing the peer review done by Vollmer Associates.

6:50 PM Continuation of Case #05-32 for a site plan for Micot Realty, LLC. Sandy Plessner explained she had spoken to the owner of the property, Mr. JJ Santoro, and he wanted to withdraw his application for the present time but did not send a letter stating such. Bob Sharon made a motion to table Case #05-32. Mike Curley seconded the motion. No further discussion. Motion carried.

6:54 PM Case #06-03 for a site plan for Michelle Tyne. Sandy Plessner told the Board Ms. Tyne had been in to the office and explained she had lost the location she was going into and was in the process of looking for another location for her business. Ms. Plessner stated she discussed what Ms. Tyne could do and to let her know so she could advise the Planning Board. Ms. Plessner told the Board she had heard nothing further from Ms. Tyne. Bob Sharon made a motion to table Case #06-03. Mike Curley seconded the motion. No further discussion. All voted to approve the motion.

6:56 PM Case #06-01 for Brooks Holdings, LLC for a boundary line adjustment, site plan and special use permit. Hearing no disqualifications, Chairman Jackson stated she 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. Motion carried.

Mark Wogcom, engineer, began with the boundary line adjustment. Mr. Wogcom told the Board they had been before the Zoning Board of Adjustment and were granted a variance. Mr. Wogcom stated a wetland delineation had been done on the whole piece of property and the piece of property left after the boundary line adjustment had no wetland on it. Mr. Wogcom stated the Ryan lot would go from 2.01 acres to 1.31 acres after the adjustment.

7:00 PM Open and close to public comment as no one asked to speak.

Hearing no further discussion, Sandy Plessner made a motion to approve the boundary line adjustment as presented. Mike Curley seconded the motion. No further discussion. Motion carried.

Mr. Wogcom began explaining the site plan location by giving a description of the area and its surroundings. Mr. Wogcom continued by saying;

1. Access would be off of Bittern Lane.
2. Proposed building is about 23,000 square feet for a VW/Audi dealership.
3. Plans are for 200-car parking lot and another potential future parking area for an additional 147 parking spots.
4. Wetland buffer along Ice House Pond that won’t be impacted by the site work.
5. Site to be served by water, sewer, gas, and underground utilities.
6. Three independent wetlands, probably caused by logging, to be filled.
7. Wetland application for the State permit has been submitted.
8. Drainage: Paving to the rear of the buildings and roof drains will drain into
treatment swales along edge of pavement; front parking area will go into a
series of catch basins, outlet into a treatment swale; come underneath parking
lot into an existing vegetative area.

Chairman Jackson asked Mr. Wogcom if they had any response from the DES and
was told they had not.

Chairman Jackson asked how much of the lot area was covered by pavement and
was told about two acres for the first phase or 84,000 square feet. Mr. Wogcom stated
they were not asking for approval for the future second phase except for the grading and
preparation work. (Second phase to be an area being prepared but not paved for
expansion of parking) Mr. Wogcom stated the site did have the potential for another
129,000 square feet plus the building so the site could end up with about 3 ½ acres of
impervious surface.

Chairman Jackson asked if the building would have floor drains and was told
there would be floor drains and they would go into the sewer. Chairman Jackson asked if
they had approval from the Sewer Commission and was told they did not yet have
approval and they also understood they would be required to put in oil/water separators.
The Chairman asked if all the basins or main basins at the lowest point had oil/water
separators and Mr. Wogcom stated they had used oil/water separators in all of the catch
basins.

The Chairman asked if there was a maintenance plan for the oil/water separators
and was told it could be provided.

For clarity, Chairman Jackson stated none of the floor drains went to dry wells or
ground water and was told that was correct; all floor drains would go into the municipal
sewer.

Bob Brown asked about snow storage and was shown areas on the plans that
could be used. Mr. Wogcom was asked to make sure all snow storage areas be located
away from wetland areas.

When asked, Mr. Wogcom showed the location of the free-standing sign which
would be located near Rt. 3/11.

Mr. Wogcom went over the building elevations. Mike Curley asked about the lot
coverage differences shown on different sheets of the plans and Mr. Wogcom stated they
would look at why they were different.
Mike Curley asked about wetland mitigation and was told that had not been determined. When asked, Mr. Wogcom told the Board they would not be separating out mitigated area from the upland calculations. Mr. Curley asked if they had contacted the DOT for an updated curb cut and was told they had not done so yet.

Chairman Jackson asked if the applicant had done a survey yet of the hazardous materials for the demo of the existing structure located on the property and was told they had not but it would be part of the demo permitting process.

Bob Sharon asked if the water leaving the back of the parking lot went through an oil/water separator and was told no, the treatment swales would take care of that water. Discussion ensued about the back portion of the parking lot. The Chairman asked if there was any way to send that water to a catch basin and was told the grading would not lend itself to a catch basin. Bob Brown asked if the State felt the treatment swale areas would be sufficient and was told the State did feel they were sufficient.

At this point the Chairman asked if Mr. Wogcom would respond to points raised by the Conservation Commission letter and Mr. Wogcom agreed.

The Commission stated, “The planned retention swales appear to drain directly into Ice House Pond. The retention swales appear to be very small for the size of the parking lot and the drainage system appears to end up hill from Ice House Pond without sufficient filtering material. As the parking lot and garage will have the real possibility of pollutants entering the retention area, the lack of filtering ability is of serious concern. We would suggest a larger retention/detention area and the installation of some method of insuring that no pollutants reach Ice House Pond.”

Mr. Wogcom stated the site had been reviewed by the State for the site specific and they had requested a small change near the front of the site. Mr. Wogcom stated instead of having the vegetative buffer along the front area of the site, the State requested it be changed to a treatment swale and discharge further over than what was shown on this plan. Mr. Wogcom added with the alteration, all of the treatment required complied with the State guidelines for the quantity of pavement they were proposing.

The Commission stated, “Lakes Region VW/Audi has given a verbal agreement to grant a Conservation easement on land to the west of Ice House Pond as well as land around Hunt Brook for the entire length of the property, however, no acreage has been determined on the plans submitted.”

Mr. Wogcom stated they would be showing the easement on the plan and it would be part of the permitting process.

The Commission stated, “The application calls for 30,477 square feet of wetlands to be filled. It does not appear that this lot is large enough to fulfill mitigation requirements at a 10 to 1 ratio. It may be necessary to provide off-site mitigation.”
Mr. Wogcom continued by saying any mitigation would be handled with the State’s wetland requirements.

The Commission stated, “Granite curbing should be used along the perimeter particularly the area abutting Ice House Pond.”

Mr. Wogcom stated the curbing proposed is bituminous curbing. Bob Brown stated the Conservation Commission proposed granite curbing as the bituminous curbing will break down after awhile. Mr. Wogcom stated the curbing they were proposing was called a cape cod berm, which was a gradual berm. Mr. Wogcom stated they could use granite along Ice House Pond but would prefer not to use it in the other areas.

The Commission stated, “Snow storage must be maintained so as not to impact the drainage swales.”

Mr. Wogcom stated the snow storage area will be in the back and will be moved further back when the additional paving is done.

The Commission stated, “The proposed dumpster needs to be enclosed in order to avoid trash blowing into Ice House Pond.”

Mr. Wogcom stated the dumpster would be enclosed.

7:30 PM Open to public comment.

George Ryan stated he felt it was a nice business with very little road impact and he approved of it.

7:32 PM Close to public comment.

Mike Curley asked about the lighting and was told lighting would be downcast, including the show pads.

Chairman Jackson stated she wanted to continue the case as she felt a peer review should be done on the drainage at the applicants expense as there was the potential for a lot of pavement and with Ice House Pond being right there, it raised concerns. The Board needed to have the State’s comments on the wetland/mitigation areas.

Chairman Jackson stated other items the applicant should address when they come back include show the buildable land area, show storage of hazardous materials and hazardous waste in the building and where and how it will be stored, address stormwater running off the north side of the parking lot and see if there is a way to have the water go through an oil/water separator because of concerns for the wetland, contact the sewer department and the DOT.
After a brief discussion on a time certain, Chairman Jackson made a motion to continue Case #06-01 for Brook Holdings, LLC until March 28, 2006 at 6:35 PM. Sandy Plessner seconded the motion. No further discussion. All voted in favor of the continuation.

7:35 PM Case #06-02 for a site plan for Capital Enterprises. (Pizza Hut) Hearing no disqualifications, Chairman Jackson stated she 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. Bob Sharon seconded the motion. No further discussion. Motioned carried.

Chris Rice, engineer, briefly reviewed the history of the site including approvals for the site wide drainage plan and infrastructure. Mr. Rice stated the original plan proposed a 5,615 square foot restaurant and permitting was based on that use. The plan shown tonight is for a Pizza Hut restaurant and separate retail building have a total of 5,600 square foot. Mr. Rice stated all of the permits in place are valid and the Board received a letter of amending the DOT approval regarding the second building on the site. Mr. Rice stated he had reviewed the drainage and everything was basically the same.

Jeff Lewis, engineer, began the Pizza Hut site plan by describing the two buildings. Mr. Lewis stated the larger building would be the Pizza Hut and:
1. Pizza Hut would have a carry out window for pick up of orders. Mr. Lewis stated this would not be a drive up window; no ordering and moving forward for the order so there would be no stacking of cars.
2. The retail building was not under contract yet and as such, might have to come back in once the contract was signed.
3. Building elevations were shown and are part of the site plan.
4. Drainage was designed to tie into original approved drainage plan for the site.
5. No wetland impacts are on this particular site.

Chairman Jackson asked if there was any signed easement agreements with George Ryan yet as the second retail building was located on the existing easement for Mr. Ryan’s property. Dusty McMahan, Konover Development, told the Board the easement details were being worked out and finalized with Mr. Ryan.

Discussion ensued concerning the easement and whether or not any approval could be considered without a recorded easement. Board members agreed it could be conditional; no easement agreement, no building permit.

Conversation turned to the second proposed building. Because the second building had no signed contract yet, Sandy Plessner stated, and other Board members agreed, she could not consider approving a building without knowing whom the tenant was as items such as use and traffic counts could impact the site. Mr. Rice and Mr. Lewis both stated the second building could be looked at conceptually and once a signed agreement was in place, they could come back before the Board to do an amended site plan in order to show the details.
Parking between the buildings was discussed. The applicant suggested angle parking in order to add a little more room but Board members felt parking between the buildings should be eliminated all together for safety reasons.

Mr. McMahan told the Board it appeared the tenant would be a UPS postal store. Bob Brown asked if it were a UPS postal store, there would be a potential for a lot of trucks and was the site designed to handle the truck traffic. Mr. McMahon stated they would be the typical box trucks and the turning radii was all done with the trucks in mind.

Chairman Jackson asked about snow storage and although not shown on the plan, Mr. Lewis showed the Board an area where snow could be stored with a note added to the site plan. Mr. McMahan stated the snow storage area could not block the view of Mr. Ryan’s property.

Mr. Rice told the Board the waste from the fryers would be stored in the building. Mr. Rice added that there would be oil/water separators in all the catch basins.

8:00 PM Open to public comment.

George Ryan stated he was not opposed to the plan presented.

8:02 PM Close to public comment.

Hearing no further comments, Chairman Jackson made a motion to approve the site plan for Capital Enterprises with the following conditions.

1. Approval is strictly for the Pizza Hut building and its surrounding paved areas and any further development requires a site plan review.
2. Downcast lighting only.
3. Compliance with the Tilton Signage Regulations.
4. Obtain all state, local and federal permits.
5. No building permit will be issued until a recorded signed written easement agreement between George Ryan and the site owner/developer has been submitted to the Town of Tilton.
6. Show snow storage in the NW corner of the site; no snow storage shall encroach on the wetland and snow storage can not block the views of George Ryan’s property.
7. Waste fryer oil to be stored internally.
8. Oil/water separators be included in the site plan and provide maintenance for same.
9. Grease traps be used in line with fryer and provide maintenance plan for same.
10. Compliance with State Fire Codes.

Bob Sharon seconded the motion. No further discussion. All voted in favor of approving the site plan with conditions.
Continuation of Case #05-35 for REI Land Development, LLC. for a Subdivision, Site Plan and Special Use Permit for Tax Map R-16 Lot 8 and R-26 Lot 60.

8:05 PM Continuation of Case #05-35 for REI Land Development. Sandy Plessner recused herself and left the table. Eliza Conde will do the minutes for this portion of the meeting.

Minutes prepared by,
Sandy Plessner

8:06 PM: Sandy Plessner stepped down from the Board. Minutes recorded by Eliza Conde for this portion of the meeting.

Allan Clark of REI briefly summarized the proposed plan for 28 new lots with approximately 25 acres remaining with the existing home. 19 acres of the large lot would be placed in a Conservation Easement as part of the cluster subdivision. Since the last meeting the following actions have been taken by REI:

- Met with the Conservation Commission and received comments from them relative to the wetlands disturbances.
- Met with Tilton-Northfield Aquaduct. Dufresne & Henry Engineers are currently reviewing the plans. It appears there will be sufficient water supply to connect to municipal system.
- Met with town’s Engineer, Mr. Rollins, and have made changes recommended by him. After a second meeting further modifications are to be made to meet subdivision regulation requirements. When these modifications are complete, Mr. Rollins will submit a statement to the Planning Board.
- Met with the Habermans. Although REI cannot fix the current drainage from another lot, they have given assurance to the Habermans that the new development will not increase water on their lot. It is hoped that the new construction will actually decrease the runoff on the Haberman lot. REI has agreed to place a private deed easement on the lot immediately to the north of the Haberman lot, requiring a 30 foot “no-cut” buffer in order to decrease the possibility of runoff onto the Haberman lot. REI has agreed to extend the sewer line to the Haberman lot for future connection. Mr. Haberman expressed concern about a strip of land between his and the proposed road. He suggested that his lot should become part of the subdivision.
- Attempted to meet with the Boudreau’s to determine if they needed provisions to connect to water and sewer with the proposed subdivision.
- In response to a letter from abutters Labelle and Robinson, REI has agreed to offer deed restrictions on all lots abutting the Calef Hill Lots (east side of proposed road) requiring a 30 foot “no-cut” buffer along the boundary lines.
- Discussed proposed easement with the Conservation Commission who agreed to accept said easement. The easement includes a 20 foot strip from Clark Road to the easement land to allow public access for passive recreation. This land cannot
be further subdivided or developed, however REI has reserved the right to
construct a water related improvements should a community water supply be
used.
• Application for Dredge & Fill, Driveway and Dam permits have been prepared
awaiting conditional approval of the subdivision.

The lots are at least 15,000 sq ft. excluding wetlands with several of the lots having
20,000 sq. ft. These are larger than the required 15,000 sq. ft. in the subdivision
regulations.

The open space on the south side of Clark Road will be maintained by a Homeowner’s
Association with no further subdivision allowed. Any use other than passive recreation
would need Planning Board approval. The lots will be served by municipal water and
sewer, the roads and drainage will be constructed to Town standards with the intention
they will be accepted as Town roads. Proposed drainage work will improve the existing
conditions on both lots.

9,900 square feet of wetlands will be impacted by roads and utilities with another 58,000
sq. ft. involved with the proposed pond on the south side. The pond will handle the
existing drainage, and will convert low function, low value wetlands to a higher value
and attractive wetland area. It will have a dry hydrant installed which could prove
valuable to the NH Veteran’s Home if needed.

Utilities will be underground along with water, sewer and 3 drainage systems. It is
predicted that the rate of post runoff will be 50% less than the current condition.

Michelle Jackson read letters into the records. REI’s responses were:

To letter from Mr. Labelle and Mr. Robinson:
REI chose to locate the lots on the north lot to minimize impact to wetlands. REI
contacted State agencies and were assured there are no endangered flora or fauna on the
property. There appears to be a wildlife corridor on the western side of the property, so
leaving that area undeveloped seems best.

Density of the lots was figured using the cluster regulations. This is in fact one legal lot
which happens to have a road through it and the fee interest in the road remains with the
property in question. The cluster regulations state that you subtract wetlands, the road
and apply the applicable zoning density. The total number of family units must
substantially comply with the overall density in a conventional Subdivision. The
proposed Fairway Meadow Subdivision complies with the cluster

The state does not require that land used for mitigation of wetlands be different from land
already being used for an easement, therefore additional land for mitigation is not
required.

To letter from Kenneth Money:
The lots on Mtn. View Road are not much bigger than the proposed lots, with some of the proposed lots actually larger than the older lots on Mtn. View Road. The 20-25 car trips mentioned in the traffic study refers to “peak hour” not “per day”. The town will not own the conservation easement property, only an easement.

Mr. Rollins Letter: Mr. Rollins has reviewed the plans twice and will do a final review when all changes have been completed as agreed by REI. Mr. Rollins stated that all utilities need to be located compatibly and the water line still needs to be located.

Public hearing:

Ben LaBelle asked that a wildlife study be conducted as he is concerned about wildlife on the property. While he is happy to have the 30 foot no-cut buffer, he believes that the current homes on Calef Hill Road will look like they are part of the cluster development. He would prefer to see the homes in the middle of the Plessner property so that they will not detract from the existing homes and would be more private.

Janice Boudreau expressed concern about not hearing enough response relative to the impact of this development upon the roads. She stated that the traffic study was conducted before the expansion to the NH Veteran’s Home was completed and that there is more traffic now. That, along with the improvement to the other end of Clark Road, will generate even more traffic on Clark Road which has blind spots, is narrow and is not safe at the location of the proposed entry to the south lot of this subdivision. Mr. Clark replied that the State of NH will require improvements to the sight line as part of the driveway permit. Mrs. Boudreau stated that the improvements at that location will not improve the visual distance and the tree further down the road. Michelle Jackson suggested having vegetation along the road side of this subdivision. Mr. Clark replied that there is none there now and he would not want to plant vegetation. He would consider a buffer around the Boudreau property, but it is currently open and the new landowner may want to mow the existing grass. Mr. Boudreau replied that he would like as much vegetation as possible to remain. Mr. Clark agreed to a 20’ buffer area with no cutting of the existing vegetation, but would not agree to planting additional vegetation. He wanted to be sure the new owner could mow the lawn on that buffer. Mr. Clark also agreed to provide an easement for the Boudreau’s to be able to connect to Municipal water and sewer.

Janice Boudreau noted that a major issue for road safety is the ledge at the top of the hill across from the Boudreau property. She also did not believe the traffic study accurately reflected the Veteran’s Home traffic.

Mike Robinson stated that this plan is his worst nightmare for the back of his property. He is disturbed with the zoning allowing small lots abutting larger lots and the resulting detraction from the homes on Calef Hill Road. He stated that the current Plessner home will be protected from viewing the new homes, but the existing homes on Calef Hill Road do not have that same protection. He wished the cluster could be located further into the lot. He was also concerned that the trees left in the 30 foot buffer will fall over after the
lots are cleared. Michelle Jackson explained that this application does meet the town’s regulations and REI has gone out of their way to provide buffers, etc.

Bob Haberman asked if the 30’ buffers will allow enough room for homes to be located on the lots. Mr. Clark assured him there is plenty of room for the homes.

Susan Clark asked for clarification of the density allowed for this subdivision as part of the northern lot is in the Res/Ag zone requiring 3 acre lots. It was explained that the two parcels were considered as one lot and there would be room for 30 lots with a traditional subdivision after removing the wetland acreage. Mrs. Clark suggested eliminating the western most entrance onto Clark Road to reduce the road safety hazard. Zoning does not allow a dead end road to be longer that 650 feet so that eliminating the entrance is not possible and State regulations allow two entrances onto Clark Road.

Janice Boudreau asked if an impact study on schools has been conducted. Michelle Jackson replied that it would probably be better to phase the development in, rather than have them built all at once, to help reduce the impact on the schools. Public hearing closed.

Michelle Jackson added one more letter to the record from Elizabeth Brown. Mr. Clark responded that perhaps a “No thru traffic” sign would be helpful on Mtn. View Drive.

Michelle Jackson asked Mr. Clark if they would be agreeable to a 2 year phasing plan. He replied that he would like to be able to build all the houses, but agreed to be limited to 13 occupancy permits for 2006 and the remaining 15 for 2007. As the objective of phasing is to limit the impact on the schools, this would allow his builders to build, but the homes would be issued occupancy permits over the two years. Board members agreed that this type of phasing would be a reasonable compromise.

Sarah Paratore suggested making the roads “one way” to eliminate some of the safety issues. It was agreed that this would cause more problems. Mr. Clark stated that traffic engineer advised that the road should not be one way. Mr. Clark also stated that REI would not be willing to conduct a wildlife study on the property as it would not accomplish anything.

Michelle moved, seconded by Mike Curley to grant approval for a Special Use Permit for Tax Map R-16 Lot 8 and R-26 Lot 60. Motion passed.

Michelle Jackson moved, seconded by Sarah Paratore to grant approval for REI Land Development, LLC. for a Subdivision and Site Plan for associated infrastructure with the following conditions:

1. Deeded 30 foot (no-cut) buffer along the abutter’s property lines along Calef Hill Road
2. Compliance with the Vollmer Peer review comments.
3. Obtain all State, Local, and Federal permits, including but not limited to, Storm Water, Wetlands permits with mitigation plans approved and site specific.

4. Obtain DOT permits. Compliance with any road improvement requirements as provided by DOT.

5. Provide (no-cut) buffers of existing vegetation in the setbacks with the Boudreau property. (tax map R-26 Lot 62).

6. Add “no thru traffic signs” along Mountain View Drive and on the roadways in the southern cluster.

7. Development to be limited by phasing to consist of 13 occupancy permits in 2006 and 15 occupancy permits in 2007.

8. Provide a 30 foot (no-cut) buffer on the southerly side of lot 8-13 abutting the Haberman property (tax map R-16 lot 9).

9. No permanent signs labeling development at the entrances as volunteered by REI. Any signage must meet regulations of the Tilton signage ordinance.

10. Compliance with State Fire Codes.

11. All lighting must be downcast.

12. Town retains the right to have an engineer oversee the development of the roads and drainage at the applicant’s expense.

13. Bonding will be required in the amount determined by the Town appointed engineer for roads and public infrastructure.

14. Once all permits are obtained, a compliance hearing will be required.

15. Approval conditional on the acceptance of the wetlands mitigation by DES and compliance with any requirements provided by DES for the mitigation.

16. Provide all documentation for the homeowners association including the oversight of the open space.

17. Provide a final copy of the conservation easement with terms and conditions as agreed upon with the Conservation Commission.

Motion passed with a unanimous vote.

Meeting adjourned at 9:50 pm.

Respectfully submitted,

Eliza Conde