TOWN OF TILTON
PLANNING BOARD MEETING
FEBRUARY 28, 2006

MEMBERS PRESENT:

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

OTHERS PRESENT:

Patrick Wood             Tom Gallant
Steven Smith            Richard Bernard
Joe Plessner            Gregg & Laura DeVolder
Joseph Arnao            June Brown

AGENDA:

6:30 PM    Call to order
Minutes of February 14, 2006
Correspondence & any other business

6:35 PM    Conceptual:  Wescott, Millham & Dryer, LLP to discuss proposed plans
for condominium conversion of the Lord Hampshire Resort. Tax Map R-8
Lot 16 located in the Resort Commercial District.
Conceptual:  Up Country Builders, LLC to discuss proposed plan to
develop property on Tax Map R-18 Lot 12 for a senior assisted living
community to be called Serenity Farms. Property is located in the Medium
Density Residential District.

MEETING:

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

Minutes for 2/14/06 were discussed later in the meeting. After a few edits, Sarah
Paratore made a motion to approve the amended minutes of February 14, 2006. Bob
Sharon seconded the motion. No further discussion. Motion passed.

CORRESPONDENCE:

Local Officials.”
2. Two bids received to submit a proposal for an independent review of the
proposed VW/Audi dealership.
3. Copy of letter sent to the Bank authorizing the deputy town treasurer to sign checks for the Planning and Zoning Boards.
4. Copy of DOT application submitted for the Tilton Hotel Partners, LLC.
5. Copy of DOT drive way curb cut application submitted for the Lakes Region VW/Audi dealership.
6. Letter dated 2/18/06 from ARC Environmental Consultants to Michelle Jackson, Chairman of the Planning Board concerning a correction to groundwater quality data sent earlier.
7. Copy of DOT driveway permit application submitted for Joe and Sandra Plessner.
8. Notice of public hearing from Warner Zoning Board of Adjustment regarding a monopole application.

6:45 PM Conceptual for the Lord Hampshire Hotel condominium conversion.

Patrick Wood, attorney, began by giving the Board an overview of what was on the property and what they were proposing. Mr. Wood continued:

1. Property consists of a 15 room hotel, 12 cottages, existing 4 bedroom home and an existing barn used for a business office/storage. Hotel has three floors; basement level has 5 units along with a laundry room and Jacuzzi room; 2nd level has 6 units and the 3rd floor has 8 units but applicant will combine adjoining rooms to make 4 units.
2. Sewer has been installed on site and there is a well that serves the property. The existing water system will be upgraded Electric is above ground and will be up-graded to include new poles to make sure all units are properly served and brought up to current codes. Hotel was redone and is up to current codes.
3. Docks will be common area. Docks A, C, & D will be assigned to specific units and Dock E will be a common dock. The Boat house will be a separate condominium unit.

Mr. Woods stated they were there looking for information and concerns from the Board regarding their plan so they could move forward with the actual site plan/condominium subdivision.

Square footages of the units were discussed at length. Board members explained the minimum square footage for a residential unit was 650 square foot and the applicant could not create units over 650 square foot as the density requirement would have to be met. Although square footages were not shown, Steven Smith, engineer, stated the hotel units they would be combining would not be over 650 square foot. The Board stated the condominium documents would have to reflect that the units would be for seasonal recreational use only. Chairman Jackson stated the condominium documents should also state the units can not be altered to be over 650 square feet. The Board also stated the applicant should look at designating parking for each of the units.
Mr. Wood asked if there would be a problem with leaving the electrical service above ground and was told no.

The Board recommended the applicant discuss the plan with the fire department to see what they might find that needs to be done and to discuss their plan with the State Electrical Inspector as the electrical service requirements could change due to individual ownership. The owner of the property stated Captain Brad Ober had been out and the electrical inspector had stated they should refer to the Fire Department.

Discussion turned to the proposed expansion of the barn. Because the total number of units was being reduced from 21 to 15 units, the Board did not see a problem with the creation of units in the barn.

Other items the Board suggested the applicant consider included, showing snow storage, show parking layout on plan, any new exterior lighting should be downcast, and check with the State DOT to see if they needed to update the driveway curb cut permit.

7:30 PM Conceptual for Serenity Farms on Tax Map R-18 Lot 12. Tom Gallant, contractor, gave the Board a description of the proposed project by saying:

1. The proposal would be a 55 and older community that would have homes, a community house, the Summit and the Inn.
2. The aim is to provide for the emotional and physical needs of people 55 and older by promoting independent living environments for healthy and active life styles.
3. The proposed facilities will be open to residents of the surrounding area.
4. The proposed community would add up to $20,000,000 to the tax roles.
5. Location is a 66-acre piece of property on School Street. It is an excellent location near downtown and close to I-93. The project would take 5 to 7 years to complete and would begin with the Community House, the Summit, and the Inn, and then the sales and development of the housing units. Housing units would be clustered, about 1100 square foot each with a combination kitchen/living room, 2 bedrooms, one bath, and an oversized garage. All units would meet ADA requirements.
6. Community House is proposed to be a 4,000 square foot group activity center for residents and non-residents for community functions, meetings, recreation, municipal use and lectures and workshops.
7. The Inn at Serenity Farms would focus on healing, teaching and assisting. Would be for temporary transitional dependent living while restoring and strengthening the quality of life so individuals could return to independent living. The units for dependent living would be similar to a person’s own home.
8. The Summit at Serenity Farms would be a rehabilitation center for therapies with a health and fitness and aquatic center. The health and fitness center could provide for strength and cardio equipment with aerobics and personal training and the aquatic center could provide non-competitive aerobics and
programs sponsored by the arthritis foundation. The Summit would be owned and operated by a group of professionals.

9. Critical success factors include a strong experienced team of industry professionals together with the Town’s Planning Board and the Lakes Region Planning Commission which could work together to create a 55 and older community which would address the short and long term needs of a rapidly expanding age group.

Mr. Gallant stated they were there looking for guidance from the Board for regulations that would apply and the best way the Board felt they should proceed. George Helwig began by saying Mr. Gallant should begin by developing a Master Plan for the community. Discussion turned to the zoning regulations and what would and would not be permitted in the zone the property was in. Some of the development would require special exceptions and the medical building would require trying to obtain a variance approval or petition the voters to approve the use at the 2007 town meeting.

Cluster development and density were discussed. The Board told Mr. Gallant the voters would be voting on regulations for the newly created Mixed Use II district and if passed, Mr. Gallant could petition his piece of property to be put in the Mixed Use II district as all of what was being proposed for Serenity Farms would be permitted in the new district.

Board members all agreed the idea of a cluster senior community was excellent if all of the particulars could be worked out. Everyone present thought the proposed community would be an asset to Tilton and surrounding towns.

June Brown, realtor, stopped by with a question for the Board on how to best obtain information and history on a piece of property in town. Sandy Plessner told her to stop by the Town Hall the next day and she would show her what was available.

Board members each took a draft chapter for the new Master Plan to review and update so public hearings can be held.

The Board went over a list of items that have been discussed in the past that would be added to the site plan and subdivision regulations. These included:

1. Provide a legend for all site plan/subdivision plans.
2. Subdivisions should show lot size calculations on plans that reflect total amount of wetlands. (Minimum lot size cannot include any wetlands. See Zoning Regulations, Table of Dimensional Values.)
3. Wetland delineations older than 5 years will not be considered valid for the purpose of site plan/subdivisions.
4. A letter from a wetland soil scientist will be required to state there are no wetlands on the subject property.
5. No wetland survey’s conducted from December 1 to March 31 will be accepted as valid by the Tilton Planning Board. Also, no wetland surveys conducted at a time when snow cover, permafrost, and/or seasonal vegetative
growth cycles impair the wetland or soil scientist’s ability to identify soil and vegetation.

6. Any requested information necessary for a continuance of a site plan/subdivision shall be provided to the Planning Board at least seven calendar days prior to the scheduled meeting. If the information has not been received, the Planning Board shall retain the option of further continuing the site plan/subdivision review.

7. The Planning Board reserves the right to require the applicant to present wetland surveys to the Conservation Commission for review.

8. Conservation Commission members must present findings in writing and be present for questions and comments from both the Board and the applicant.

9. Parking Regulations?

10. Some kind of aquifer protection regulations. Aquifer overlay protection district?

11. Steep slopes regulations?

12. Clarify driveway and private roads in the subdivision regulations.

13. Require something in the subdivision regulations requiring driveways be built to accommodate emergency vehicles.

14. Some kind of ground water quality statement; something like, “ground water quality shall comply with State Standards.”

15. When a certificate of occupancy is requested prior to all of the conditions being met due to unavoidable circumstances (landscaping, painting, etc.), a cash bond will be requested from the building inspector in order to receive a temporary CO. This bond to be issued at the discretion of the Building Inspector and will be returned once the unfinished conditions are completed.

16. Lot ratios?

9:30 PM  Meeting adjourned
Minutes prepared by,
Sandy Plessner