TOWN OF TILTON  
PLANNING BOARD MEETING  
APRIL 11, 2006  

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

OTHERS PRESENT:  
Nick Canzano     Rick O’Connell  
Rick Fink     Joe Plessner  

AGENDA:  
6:30 PM Call to order  
Minutes of March 28, 2006  
Minutes of April 1, 2006  
Correspondence and any other business  
Conceptual with Nick Canzano. Mr. Canzano has a few questions regarding the condominium conversion of South Bay Resort. (Tax Map R-8 Lot 1)  
Conceptual with Rick Fink from Burd Engineering seeking advise regarding a proposed site plan for the Hampton Inn Hotel to be located on the old Tilton 500 property. Tax Map R-22 Lots 3 & 3A.  
Workshop on Master Plan and possible subdivision and site plan amendments.

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 the members had read the minutes of March 28th and April 1st. After a brief discussion concerning edits, Mike Curley made a motion to approve the amended minutes of March 28, 2006. George Helwig seconded the motion. No further discussion. Motion passed.

Bob Sharon made a motion to approve the amended minutes of April 1, 2005. Sarah Paratore seconded the motion. No further discussion. Motion passed.

CORRESPONDENCE:  
1. Informational packet from Tarbell Professional Association concerning whether or not the Town will recognize a lot on Rt. 3 as a lot of record.  
3. Copy of a letter from Northpoint Engineering to Edna Feighner of the NH Division of Historical Resources concerning property located on Tax Map R-16 Lot 8 and R-26 Lot 60. Letter stamped “No resources present” by the NH Division of Historical Resources.

4. Copy of letter from the Tilton Riverfront Park Committee to Edna Feighner of the NH Division of Historical Resources concerning property located on Tax Map U-4 Lot 6. Letter stamped, “No resources present” by the NH Division of Historical Resources.

5. Copy of a DOT driveway permit application #06093 for Brian Flanders, for Tax Map R-20 Lot 25.

6. Copy of a DOT driveway permit application #06089 for the Tilton School for Tax Map U-5 Lots 95 & 108.

7. Copy of a DOT driveway permit application #06092 for David Johnston for Tax Map R-22 Lots 3 & 3A.

8. Copy of the 2006 annual report titled “Development Activity in the Lakes Region” that was prepared by the Lakes Region Planning Commission.

6:40 PM Conceptual with Nick Canzano for property known as “South Bay” on tax map R-8 lot 1. Mr. Canzano told the Board Mr. O’Connell was interested in doing a condominium conversion at South Bay. Mr. Canzano stated he was there seeking the Board’s opinion on a few issues before they began the formal condominium subdivision/site plan.

Mr. Canzano stated they really wanted to clean the place up and one of the things they were considering was to tear down the existing cottages and replace them with modular units that were 649 square feet. Mr. Canzano wondered if they would be able to move the units to better locations or if they would be required to leave them on the existing footprints.

Mr. Canzano explained the area behind the cottages and house had mobile homes set up and they wanted to know if all of the mobile units could be replaced with the same modular units they wanted to use to replace the cottages.

There was a lengthy discussion on the current amount of square footage each unit had, and what were actual cottages, screen rooms and office space. The area in the rear of the property was discussed as to what it really was and whether or not it could be considered for modular homes. Conversations regarding density and what would be considered grandfathered continued on for some time. Board members told Mr. O’Connell and Mr. Canzano they felt they needed to research the possibilities. They wanted to speak with the Town Assessor and the NH Office of Energy and Planning before commenting further on what they would consider and not consider regarding the property.
7:35 PM  Conceptual with Rick Fink from Burd Engineering with questions regarding a proposed site plan for the Hampton Inn Hotel to be located on property located on tax map R-22 lots 3 & 3A.

Mr. Fink told the Board he was there to ask a few questions so they could move forward with a formal site plan to bring to the Planning Board. Mr. Fink told the Board they had been before the ZBA seeking variance approval in order to reduce the setback requirements and the building height requirement. Mr. Fink explained the roof itself was below the 50 foot requirement but the impediments on the façade was a little over 50 feet.

Mr. Fink stated the last meeting with the ZBA had been continued so the plan could be revised in order to remove the pavement from the front setback. They also had to produce letters from the fire department and the DOT stating that the revised plan would be acceptable to them.

Mr. Fink told the Board he had met with the fire department and they were okay with the proposed plan.

Mr. Fink stated he had met with John Pillsbury from the DOT and was told the DOT would want a traffic analysis and the applicant would not be able to access the drainage along Rt. 3. Mr. Pillsbury had stated having the property access further down on the property would help with the cueing.

There was a discussion concerning the proposed plan and what the Planning Board would expect to see when the applicant did his formal site plan review. Items mentioned included:

1. Compliance with the signage regulations
2. Use of downcast lighting
3. Have adequate snow storage and drainage for the site
4. Watch the total percentage of lot coverage
5. ZBA variance approvals
6. Landscaping
7. Consider using pervious pavement to help with overall drainage
8. Letter from the fire department and compliance with whatever their conditions might be
9. Letter from the DOT and compliance with any conditions they might have
10. More parking should be added as it doesn’t sound like there is enough

Mr. Fink stated he did not care for pervious pavement in NH as water going thru the pavement froze and could break up the surface. Mr. Fink added he knew drainage would be a challenge but he felt he had a plan and he would look at ways to provide more parking.
8:30 PM    Board members, because of the hour, elected to continue working on the chapters of the Master Plan and hold a workshop at the next scheduled meeting.

8:35 PM    Meeting adjourned.

Minutes prepared by,
Sandy Plessner