TOWN OF TILTON
PLANNING BOARD
APRIL 25, 2006

MEMBERS PRESENT:

Chairman Michelle Jackson    Sarah Paratore, Vice-Chair
Mike Curley      George Helwig
Katherine Dawson, Ex-Officio   Sandy Plessner

OTHERS PRESENT:

Mr. & Mrs. Tom Beauchemin    Randy Bartlett
Ben Bair      Dennis Gaudet
Donna Gaudet Hosmer    Joe Plessner

AGENDA:

6:30 PM    Call to order
Minutes of April 11, 20-06
Correspondence & any other business

6:35 PM    Case #05-09 for a Site Plan for Tom Beauchemin. Applicant proposes to
sell new and used golf carts from the site. Property is located at 549
Laconia Road, Tilton, NH 03276. Tax Map R-10 Lot 22 in the Mixed Use
District.
Workshop on Master Plan, subdivision and site plan revisions.

MEETING:

6:34 PM    Call to order. Chairman Jackson asked alternate Sandy Plessner to sit as a
full member for the meeting. Chairman Jackson asked if all had read the minutes of April
11, 2006. Mike Curley made a motion to approve the minutes of April 11, 2006. George
Helwig seconded the motion. No further discussion. Motion carried.

CORRESPONDENCE:

1. Dredge and fill application, DES 2005-02443 for the State of New Hampshire
   DOT
2. Post card advertising the 2006 edition of “Knowing the Territory” for newly
   elected and experienced local officials.
3. DES file #060414-03 application received for a site specific permit to disturb
   approximately 450,000 square feet for construction of a 28 lot residential
   subdivision for property located on tax maps R-16 Lot 8 and R-26 lot 60.
   and Transportation.”
Town of Tilton  
Planning Board Meeting  
April 25, 2006

5. Letter dated 4/6/06 from the DOT to Northpoint Engineering containing questions and comments concerning driveway permit applications 06053 and 06054 for property located on tax map R-16 Lot 8 and R-26 Lot 60.

6. Inquiry from Chris Rice concerning installation of water line on the Pizza Hut site and whether or not a Special Use Permit would be required. Board looked at the plan and stated it was not necessary but best management practices should be followed. (Silt fencing)

6:37 PM Case #06-09 for a site plan for Tom Beauchemin. Hearing no disqualifications, Chairman Jackson told the Board 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. George Helwig seconded the motion. No further discussion. Motion carried.

Tom Beauchemin explained to the Board where the property was and that they wanted to sell new and used golf carts on the site. The Board looked at pictures which were the smaller type of golf carts.

Mr. Beauchemin continued by saying the site had electric service but no water or sewer and that they would be using a port-a-potty on site. Mr. Beauchemin also stated the business would be seasonal from May 1st through the end of October.

Discussion ensued concerning the State’s right of way and whether or not a DOT driveway curb cut had been applied for. Katherine Dawson stated the triangle piece of land had always been there and she did not feel there was a driveway. The Board members stated Mr. Beauchemin should check with the State and see if anything would be required for a curb cut and what the State setbacks were as in the past, the DOT had not allowed anything to be in the setback area.

Mike Curley asked about the hours of operation and whether or not they would be adding exterior lighting. Mr. Beauchemin replied the hours would probably be from 9 AM to 7 PM and there was an existing exterior light but they might be adding a light to the rear of the building. George Helwig replied that any exterior lighting should be downcast.

6:55 PM Open and close to public comment as no one asked to speak.

Hearing no further discussion, Chairman Jackson made a motion to approve the site plan with the following conditions.

1. Compliance with State Fire Codes
2. Contact DOT to determine the right of way on the property so that there is no encroachment into the State’s right of way.
3. Contact the DOT to see whether or not an updated DOT driveway permit is required.
4. Any exterior lighting to be downcast.
5. Signing on the building to comply with the Tilton signage regulations.
George Helwig seconded the motion. No further discussion. Motion carried.

7:00 PM Discussion with Dennis Gaudet and Donna Gaudet Hosmer concerning the replacement of one of the free standing signs on the Tilton Auto Serve site. Mr. Gaudet told the Board their sign needed to be replaced and obviously the technology today had changed. Mr. Gaudet stated they were there because they had applied for a building permit in order to change the sign and understood the Planning Board had questions regarding what Auto Serve’s plans were regarding the sign. Mr. Gaudet stated he did not feel they were changing the functionality of the sign all that much from what the existing sign had the capability of doing.

Randy Bartlett, from Barlo signs, gave the Board a description of what the sign was capable of doing including video, flashing and changing of colors. Mr. Bartlett stated the existing sign was capable of all the same things so the sign would be grandfathered.

Discussion included what the original variance approval had been for, which was the amount of square footage and height allowed. Chairman Jackson stated she felt there was a difference in the signs as one was a lighted sign and the new one was a video message board.

Donna Gaudet Hosmer asked if the concern was the animation and graphics or was the new sign too visually precise. Ms. Gaudet stated she thought the main concern had always been moving signs and whether or not they were distracting to drivers. When asked, Ms. Gaudet stated the new sign would operate much like the old one does now; it would have a rotation of cars or prices or information about the services they provide. Ms. Gaudet Hosmer stated they also provided a lot of community service announcements. Mr. Gaudet stated their primary thing they would do with the sign was run advertised sales prices. Mr. Gaudet stated their goal was not to run television commercials on the sign as there was not enough time for people to watch commercials. Ms. Gaudet stated the whole point of the signs was to grab someone’s attention so they could show them they have rentals or sales going on.

Discussion continued. Chairman Jackson stated she felt the voters had approved the new sign regulations which would prohibit these types of signs and did not feel what was being proposed was grandfathered. Katherine Dawson read the new regulations and after a lengthy discussion of what the sign would do, stated she felt the sign was grandfathered. The Chairman stated the Gaudets should know that the Town did not like this type of signage and that was why they voted to prohibit them.

Donna Gaudet Hosmer and Dennis Gaudet both stated they were a responsible business and did listen when the public would call and complain. Mr. Gaudet added their intent was to advertise sale prices, not run streaming videos.

George Helwig, Mike Curley and Katherine Dawson all agreed they felt the sign was grandfathered.
Board members spent time going over the Chairman’s changes for the Land Use chapter for the Master Plan. The Chairman wanted the Board’s opinion regarding the recommendation section of the Land Use chapter.

Some of the items discussed included updating the different districts and adding new suggestions because of today’s conditions. Some of the new suggestions included Encourage restoration and preservation of buildings and land in the Town instead of demolition; support the Main Street program in their efforts to attract businesses to the Downtown and encourage parking alternatives; Encourage completion of municipal services in the Industrial District; create and take to Town meeting Aquifer Protection Regulations. Chairman Jackson thanked the Board for their input.

9:00 PM Meeting adjourned.

Minutes prepared by,
Sandy Plessner