TOWN OF TILTON
PLANNING BOARD MEETING
MAY 23, 2006

MEMBERS PRESENT:

Chairman Michelle Jackson  Sarah Paratore, Vice-Chair
George Helwig              Mike Curley
Sandy Plessner

OTHERS PRESENT:

Rick Fink                 Jeremy Miller
John & Laura Maynard      Joe Plessner

AGENDA:

6:30 PM  Call to order
         Minutes of May 9, 2006
         Correspondence and any other business

6:35 PM  Case #06-12 for a Site Plan for David Johnston Development, LLC.
         Applicant, after doing a voluntary lot merger, proposes to construct a
         “Hampton Inn” hotel with associated parking. Property is located at 195 &
         201 Laconia Road, Tilton, NH 03276. Tax Map R-22 Lots 3 & 3A in the
         Regional Commercial District.
         Mr. and Mrs. John Maynard to address the Board concerning Lowe’s.
         Workshop on proposed Master Plan, Subdivision and Site Plan revisions.

MEETING:

6:30 PM  Call to order. Chairman Jackson asked alternate Sandy Plessner to sit as a
         full member for the meeting. Chairman Jackson asked if all the members had read the
         minutes of May 9, 2006. George Helwig made a motion to approve the minutes of May 9,
         2006. Mike Curley seconded the motion. No further discussion. Motion carried.

CORRESPONDENCE:

1.  E-mail from Dusty McMahon concerning the finish work behind Lowe’s to be
    started this coming week.
2.  Letter and lot merger for property belonging to David Johnston Development,
    LLC located at R-22 Lots 3 & 3A.
3.  DES wetlands complaint file #2006-01108 for property located on tax map R-
    21 Lot 46A.
4.  Copy of emergency authorization verification from DES for dredging
    approximately 50 X 25 foot area of sediment deposited in Lake Winnisquam.
5. DES notice of incomplete standard dredge and fill application for REI Development.

6. Letter from the Town of Tilton to Greg Stone advising Mr. Stone that a site plan would be needed for the proposed plans he presented conceptually to the Planning Board.

7. Copy of a letter written by Judith Ackerson to Mr. Andrew Hosmer, manager of the Auto Serve of Tilton. Ms. Ackerson stated she had a problem with a sign behind Auto Serve that was facing the Hannaford’s market. Ms. Ackerson stated she found the sign to be offensive.

8. DES letter regarding additional items needed for a site specific permit application for the Holiday Inn Express located on tax map R-23 Lot 22.

6:39 PM Case #06-12 for a site plan for David Johnston, LLC.

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. Mike Curley made a motion to accept the application. Sandy Plessner seconded the motion. No further discussion. Motion carried.

Rick Fink, engineer, began by telling the Board they would be merging the two lots together so they could locate the hotel on the site. Mr. Fink explained they had been before the Zoning Board of Adjustment and were granted a variance for the side setbacks and the height. Mr. Fink stated the height of the regular roof was fine but the distinctive Hampton Inn pediments across the front of the building were a little taller than the 50 foot permitted and so they had gotten variance approval for those as well. Mr. Fink added the Fire Department was fine with the height.

Other items discussed included;

1. Lots were fairly flat so there were very little contours shown on the plans.
2. Utilities will go under Rt. 3 onto the site.
3. Sewer line will run under the Railroad tracks to the existing manhole. At this point, George Helwig asked Mr. Fink if they were going to double sleeve the pipes and was told there would be a 12 foot boring under the railroad bed.) Mr. Fink explained they would run everything through a steel sleeve when they bored under the roadbed.
4. Although none of the permits had been approved yet, submitted applications included water, sewer (Franklin) and a driveway permit. Applications had also been submitted for the sewer line and the site specific permit.
5. Building will be sprinklered.
6. Site will have 111 parking spaces.
7. Hotel will have an indoor pool, small conference room and only serve continental breakfasts.

Discussion ensued over the drainage plans for the site. Mr. Fink had stated they
would be building 1 to 1 ½ foot berms and snow would be stored around the edges of the site behind these berms. Mr. Fink explained they would be putting in perforated pipes so water could leach through the soil. Chairman Jackson asked to see drainage calculations and was told they would be doing the calculations for the site specific application. Chairman Jackson stated she would like to have a peer review done on the drainage system and calculations. Board members agreed with the Chairman.

Mike Curley asked if the DOT had asked for a scoping meeting to look at traffic impact. Mr. Fink stated the DOT had asked for traffic analysis and they wanted to see the turning lane plan and information.

When asked, Mr. Fink stated the pool chemicals would be stored indoors and the pool would be heated by natural gas. Mr. Fink also stated the exterior lighting would be downcast.

Discussion turned to the signage for the hotel. Mr. Fink stated other than the signage on the building, he did not know what the other signage would be as far as the size went.

7:30 PM Open to public comment.

Joe Plessner asked if Mr. Fink had checked with the Sewer Commission as earlier the Sewer Commission had stated they wanted businesses to bring the sewer line out to Rt. 3 instead of always hooking up the interceptor. By bringing the line out to Rt. 3, other businesses could have access to the line. Mr. Fink stated they had meet with the Sewer Commission and they had not mentioned running a line out to the street. Mr. Fink stated he felt problems could arise if you had someone else sharing the line. Mr. Fink stated problems could include who would do the repairs if a problem developed.

John and Laura Maynard asked if there were hours of construction and were told it would probably be 7:00 AM to 5:00 or 6:00 PM. Both Mr. and Mrs. Maynard stated it should be in writing.

7:40 PM Close to public comment.

After spending time reviewing what had been discussed, the Chairman stated the Board would like to have a peer review done on the drainage as it didn’t seem like what was being shown for snow storage would be enough. Mr. Fink stated he could have information available in a couple of days. The Chairman stated that would leave time for bids to go out to see who would do the peer review.

Chairman Jackson stated she would make a motion to continue the case. The Chairman continued by saying Mr. Fink should have the following information available when he returned for the continuation. Some of the information included:
1. DOT permit or information regarding meetings and opinions by the DOT.
2. Plans showing signage.
3. Any access agreements.
4. Drainage calculations.
5. Any permits issued.
6. If any oil tanks on site, show plan for removal.
7. Type of wells on site and information regarding proper closure.
8. Show lot coverage on plan.

Hearing no further discussion, Chairman Jackson made a motion to continue Case #06-12 for the Hampton Inn until June 27, 2006 at 6:35 PM. George Helwig seconded the motion. No further discussion. All voted in favor.

8:00 PM Discussion with John and Laura Maynard. Mr. and Mrs. Maynard explained to the Board that the lights and the noise from Lowe’s was keeping them awake at night and they wanted to see what could be done. John Maynard also stated they would be going before the Selectman Board to discuss the situation.

Mr. Maynard stated he felt Konover had not lived up to what was discussed at the meetings. Mr. Maynard stated the fence in the back was in disrepair, they had never completed the job they said they would do and there were noise issues. Mr. Maynard stated at the Planning Board meetings, Konover had stated the deliveries would be between 9:00 AM and 900 PM but they were making deliveries at all hours of the night.

Mr. Maynard played a DVD he had made which showed the back of Lowe’s and played all of the noises heard from the back of the building.

Discussion ensued regarding the noises heard on the DVD and what could be done about it. A copy of the DVD was going to be given to the manager of Lowe’s so the code enforcement officer, Joe Plessner could find out what was causing the noises heard. A meeting would be set up between Lowe’s, Konover and the Town to see what could be done to finish the work required and take care of the noises.

9:00 PM Meeting adjourned.

Minutes prepared by,
Sandy Plessner