TOWN OF TILTON
PLANNING BOARD MEETING
OCTOBER 24, 2006

MEMBERS PRESENT:

Chairman Michelle Jackson          Sarah Paratore
George Helwig                        Katherine Dawson
Sandy Plessner

OTHERS PRESENT:

Glenn Crane                          Roland Huckins
Jannie Huckins                       Tony Marcotte
Stan Chmielecki                      Sharon DeCaroles
Philip Rossignol                    Peter Graves
Bob Wells

AGENDA:

6:30 PM      Call to order
             Correspondence and any other business

6:35 PM      Case #06-28 for an amended site plan for Glenn Crane. Applicant
             proposes to add mechanical repair and service of motorcycles and ATV’s
             to an existing retail motorcycle parts and accessories business. Property is
             located at 512 W. Main St., Tilton, NH 03276. Tax Map R-26 Lot 9 in the
             General Commercial District.

7:00 PM      Case #06-29 for a Subdivision for Roland Huckins. Applicant proposes to
             create a new 5.12 acre lot from an existing 37 acre lot. Property is located
             at 307 Perkins Road, Tilton, NH 03276. Tax Map R-5 Lot 45 in the Rural
             Agricultural District.

7:20 PM      Case #06-30 for a Subdivision for Green Mountain Partners Realty Trust.
             Applicant proposes to subdivide property into 2 lots. Property is located at
             110 Colby Road, Tilton, NH 03276. Tax Map R-17 Lot 12A in the Medium Density Residential District.

7:45 PM      Case #06-31 for a Site Plan for Sharon DeCarolis. Applicant proposes to
             add a modular model home to the site and use the existing building as an
             office. Property is located at 293 Laconia Road, Tilton, NH 03276. Tax
             Map R-22 Lot 14 in the Resort Commercial District.
             Conceptual: Peter Graves, from Rogers Development Co., would like to
             address the Board concerning changing the zoning for some of the
             property located off of Sherwood Drive. The property is behind Wal Mart
             on tax maps RT-18 Lots 35 thru 4, lots 58 & 59 and lot 25 located in the
             Regional Commercial District.
Call to order. Chairman Jackson asked alternate Sandy Plessner to sit as a full member for the meeting. Sandy Plessner told the Board she had called the Local Government Center for clarification on approving the minutes and that the Board could approve the minutes by a simple majority vote.

Chairman Jackson stated there were several sets of minutes to approve and began by making a motion to approve the minutes of August 22, 2006. George Helwig seconded the motion. No further discussion. Motion carried.

Chairman Jackson made a motion to approve the minutes of September 12, 2006. Sarah Paratore seconded the motion. No further discussion. Motion carried.

Chairman Jackson made a motion to approve the minutes of September 26, 2006. George Helwig seconded the motion. No further discussion. Motion carried.

After a brief discussion on some edits, Chairman Jackson made a motion to approve the amended minutes for October 10, 2006. Sarah Paratore seconded the motion. No further discussion. Motion carried.

CORRESPONDENCE:

1. Letter dated September 19, 2006 from Peter Graves from Rogers Development Co. asking for guidance in order to change the zoning on a piece of property.
2. Letter from the Town of Tilton to Rogers Development Co. saying they had been placed on the agenda to conceptually meet with the Board.
3. Letter dated October 16, 2006 from the Tilton Conservation Commission to the Planning Board regarding the proposed Walgreen’s Drug Store.
4. DES notice of invalid permit by notification for file #2006-02530 for the Town of Tilton.
5. DES letter dated October 10, 2006 to Albert & Susan Sprague regarding the Sanitary protective area easement for the water supply for Northern Shores.
6. Fall 2006 copy of “The Source”.
8. Postcard announcing the New Hampshire Water Resources Conference on April 9, 2007 at the Grappone Conference Center, in Concord, NH.
9. Booklet giving details for the 2006 Annual conference for the NH Local Government Center from November 15-17, 2006 at the Radisson Hotel Manchester, Manchester, NH.

Case #06-28 for an amended site plan for Glenn Crane. Hearing no disqualifications, Chairman Jackson told the Board she had reviewed the application and it appeared to be substantially complete and asked for a motion. George Helwig made a
motion to accept the application. Sandy Plessner seconded the motion. No further discussion. Motion carried.

Glenn Crane, store owner, told the Board he wanted to add servicing of motorcycles, snowblowers and RV’s to his business as it would increase the number of parts he would sell. There was a brief discussion about what Mr. Crane meant when he referred to servicing RV’s on the application. Mr. Crane stated he meant ATV’s not RV’s.

Chairman Jackson asked how many units would he have for servicing at any one time and Mr. Crane said it would not be more than 4 or 5 but most likely 1 or 2. Mr. Crane said the only time he felt the number of units waiting would increase to more than two was when there were units waiting for parts to come in. Mr. Crane also mentioned they would be selling machines on consignment. Chairman Jackson told Mr. Crane she had looked through his lease and it said nothing about selling on consignment. Chairman Jackson stated Mr. Crane would have to get confirmation from the owner of the property stating he would allow the consignment sales. A discussion ensued concerning where these units would be stored. Mr. Crane told the Board they would be stored inside the store and the units for sale would be shown outside during the day but would be brought in at night.

Katherine Dawson asked how large the building was. Mr. Crane stated the building was 29’ X 49’. When asked, Mr. Crane stated the building had a concrete floor in it and had no floor drains.

Chairman Jackson asked what size containers would the new oil be in and Mr. Crane said they would be the quart containers. When asked about waste oil, Mr. Crane explained they would store the oil in a clearly marked container and the oil would be picked up by an individual that burned the waste oil in his furnace.

When asked if Mr. Crane had contacted the fire department, Mr. Crane said he had not.

6:50 PM Open to public comment.

Joe Plessner asked what all would be serviced and was told ATV’s, snowmobiles and motorcycles. Mr. Plessner asked about the selling of the units and would Mr. Crane be storing any of the units outdoors. Mr. Crane stated he would not be storing the units outdoors, but would display the items outdoors during the day time and then everything would be inside at night.

Paving was discussed briefly. Mr. Crane told the Board the owner of the property had been preparing the ground around the building and Mr. Crane thought the paving would be done next spring.
Chairman Jackson asked Mr. Crane if he understood everything had to be kept indoors as units stored outside could leak and leach through the earth and contaminate ground water and any nearby wells. Chairman Jackson stated the store site had no drainage so everything would have to be confined to the inside. Mr. Crane stated he understood.

6:55 PM Close to public comment.

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

1. Compliance with State Fire Codes and any recommendations made by the Tilton/Northfield Fire Department.
2. Provide written confirmation from the owner of the property for the extended use of the property.
3. Compliance with the Tilton signage regulations.
4. Exterior lighting to be downcast.
5. No exterior storage of vehicles awaiting service or exterior storage of oil and hazardous materials.
6. No exterior storage of vehicles for sale on consignment.
7. Approval is for maintenance on motorcycles, ATV’s and snowmobiles only.

George Helwig seconded the motion. No further discussion. Motion carried.

7:00 PM Case #06-29 for a Subdivision for Roland Huckins.

Hearing no disqualifications, Chairman Jackson told the Board she had looked at 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.

Roland Huckins went over his subdivision with the Board members. Mr. Huckins stated the property was all in Tilton but the access to the site was in Sanbornton. Mr. Huckins stated he had received his wetlands crossing from the DES in order to have a driveway to the house site. Mr. Huckins stated he had also gone to Sanbornton to get driveway approval.

7:10 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 subdivision as applied for. George Helwig seconded the motion. No further discussion. Motion carried.

7:20 PM Case #06-30 for a Subdivision for Green Mountain Partners Realty Trust.
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.

Tony Marcotte, engineer, began by describing the property and telling the Board they had received a driveway permit from the DOT and would be closing the existing driveway entrance. Mr. Marcotte also told the Board that because of the size of the lots, they did not have to apply to the State for subdivision approval. When asked, Mr. Marcotte stated they did not need a wetlands crossing permit because of where they placed the driveway. Chairman Jackson mentioned they would need a wetland crossing permit if they moved the driveway and Mr. Marcotte agreed. When asked about the driveway permit, Mr. Marcotte stated the new driveway onto the site would have the best site distance going both directions.

7:25 PM Open and close to public input as no one asked to speak.

Chairman Jackson, hearing no further discussion, made a motion to approve the subdivision as applied for with the following conditions.

1. Compliance with driveway permit conditions given by the NHDOT.
2. DES wetland crossing may be required if the driveway is moved from its present location.

Sandy Plessner seconded the motion. No further discussion. Motion carried.

7:45 PM Case #06-31 for a Site Plan for Sharon DeCaroles.

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.

Ms. DeCaroles told the Board they would be removing the kennel from this site and would bring in a modular home to sit on blocks on the concrete slab that was under the kennel. Ms. DeCaroles stated there would be no plumbing hooked up in the modular home but would have some electricity for lights. Ms. DeCaroles stated they were going to use the existing house to make offices for their business.

When asked, Ms. DeCaroles stated they had not spoken with the fire department and they had not applied for an amended driveway curb cut.

7:55 PM Open to public comment.

Stan Chemolicki, abutter, asked if the applicant was only going to have one model home and was told yes. Mr. Chimolicki mentioned the trash that had accumulated along
the fence that separates the properties and Ms. DeCaroles stated they would be cleaning up the property.

7:58 PM Close to public comment.

Katherine Dawson asked if the exterior lighting would be downcast and was told it would be. Ms. Dawson asked about signage and Ms. DeCaroles stated it would be the same sign she showed the Board when she had come in to site plan the other site that had not worked out. Ms. DeCaroles then showed the Board a picture of the sign.

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

1. Compliance with State Fire Codes and any recommendations made by the Tilton/Northfield Fire Department.
2. Compliance with the Tilton Signage Regulations.
3. All exterior lighting will be downcast.
4. Update driveway curb cut and provide a copy to the town.
5. Approval is for one modular home with the existing building to be used as an office structure.

George Helwig seconded the motion. No further discussion. Motion carried.

8:00 PM Conceptual with Peter Graves from Rogers Development.

Peter Graves, General Manager of Rogers Development Co., told the Board he was there to open a dialogue with the Board concerning changing the zone for tax map R-18 Lots 35 thru 47, 58 & 59 and lot 25. Mr. Graves stated lot 25 was slightly larger than 25 acres but the other lots were all half acre lots. Mr. Graves stated all of the acreage was vacant land. At this point, Mr. Graves passed out colored maps showing the areas to be discussed, a sample petition and a report from Stephen Pernaw and Co. on the traffic situation on Sherwood drive and the driveway permit from the NHDOT and restrictions placed on the permit by the DOT. Mr. Pernaw’s report encouraged future development that would produce less impact as that would leave more “reserve capacity” available for the traffic growth.

Mr. Graves continued by saying the parcels in question were situated behind Wal Mart between the Wal Mart and the mobile home community known as Hunt Brook Estates. Mr. Graves stated if the zoning could be changed from Regional Commercial to Rural Agricultural (which is what the rest of the mobile home community was) they could merge the lots and re-subdivide in order to create more sites for mobile homes. Mr. Graves stated the location of the lot did not lend itself to commercial use. Mr. Graves stated none of the parcels had frontage on a public road, there was no signage potential on any public road or were any of the lots visible from a public road. Mr. Graves stated, the lack of public road frontage, signage potential, and traffic count combined with the
private utility services, lot encumbrances, and non conforming lot sizes provided for a situation that was not conducive to commercial use.

Mr. Graves stated the area behind Wal Mart could be used as a buffer zone and mobile home lots created beyond that. Mr. Graves stated it would be a natural addition to what is already there with the proposed buffer zone between the community and the Wal Mart.

Mr. Graves stated they were there to get direction from the Board and hoped the Board would put the zoning change on the ballot but if not, give them direction on how to proceed.

Discussion ensued on the proposal. Board members felt it was not up to the Board to place the zoning change on the ballot and felt Mr. Graves should go forward with a petition. The Board would hold hearings on all petitions that came in after the closing period and then voted to recommend or not recommend each petition. The deadline for petitions was discussed. Some of the Board members felt extending the zone to increase the number of sites would be of better benefit to the community as it would offer more affordable housing.

9:00 PM Meeting adjourned.

Minutes prepared by,

Sandy Plessner