TOWN OF TILTON
TILTON PLANNING BOARD
NOVEMBER 14, 2006

MEMBERS PRESENT:

Chairman Michelle Jackson  Sarah Paratore, Vice-Chairman
Mike Curley  Sandy Plessner
Albert LaPlante, Ex-Officio

OTHERS PRESENT:

Craig Snow  Friedrich Moeckel
Cynthia Balcius  Karl McKinster
Jeffrey Gaeta  Sarandis Karathanasis
Justin Doughty  Kyle Fillion
Bill Goebel  Steve Ahlgren

AGENDA:

6:30 PM  Call to order
Minories of October 24, 2006
Correspondence and any other business

6:35 PM  Case #06-32 for a Site Plan for Steve Ahlgren. Applicant proposes to
change the first floor from commercial to residential space by creating an
apartment. Property is located at 262 Main Street, Tilton, NH 03276. Tax
Map U-5 Lot 10 in the Downtown District.

7:00 PM  Case #06-33 for a Site Plan and Special Use Permit for Mark Investments,
Inc. Applicant proposes to redevelop property from the existing restaurant
to a free-standing Walgreens Pharmacy. Applicant also proposes work in a
wetland area which will require a Special Use Permit. Property is located
at 4 Sanborn Road, Tilton, NH 03276. Tax Map R-24 Lot 1 in the
Regional Commercial District.
Master Plan workshop and discussion concerning zoning changes to
consider for the 2007 town meeting ballot.

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 the Board members had read the minutes of October
24, 2006. Chairman Jackson asked for a spelling correction on page 4. Sarah Paratore
made a motion to approve the amended minutes for October 24, 2006. Chairman Jackson
seconded the motion. No further discussion. Motion carried.
CORRESPONDENCE:

1. Letter dated 10/16/06 from the Conservation Commission to the Planning Board regarding the Walgreen’s site plan.
3. Email dated 11/8/06 from Captain Owen Wellington detailing concerns and comments regarding the staff meeting with Walgreens.
4. NHDES Permit #WPS-6534A for an amended site specific permit for AutoServ.
5. NHDES letter dated 11/2/06 to Linda and Frances Smith listing what would be required in order to receive the waiver request the Smith’s had applied for from the Shoreland Protection Act.
6. NHDES letter dated 11/1/06 to Joseph Christi regarding wetlands file #2006-01198.
7. NHDES Site Specific Permit #WPS-7633 for the Holiday Inn Express located on Tax Map R-23 Lot 22.
8. Copy of Vollmer report on construction observation services for the Winnisquam Village project.

6:40 PM Case #06-32 for a site plan for Steve Ahlgren. 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. Sarah Paratore made a motion to accept the application. Sandy Plessner seconded the motion. No further discussion. Motion carried.

Steve Ahlgren told the Board he was proposing to turn the first floor of his building into an apartment. Chairman Jackson asked if Mr. Ahlgren had spoken with the fire department and was told the fire department had no problems with the proposed change.

The location was addressed and the Board asked about the parking. Mr. Ahlgren explained where the boundary lines were for the lot and that it allowed parking for his tenants along the side of the building. When asked about snow removal, Mr. Ahlgren stated the parking lot for the laundry and his lot was pushed to the back of the building and the town picked up the snow.

7:08 PM Open and close to public comment as no one asked to speak.

Chairman Jackson asked if the exterior lighting would change and Mr. Ahlgren said he didn’t have any plans for changes for the exterior at all. Chairman Jackson stated if he did make changes to the lighting, any exterior lighting should be downcast.

Hearing no further discussion, Chairman Jackson made a motion to approve the site plan for case #06-32 for Steve Ahlgren with the following conditions;
1. Compliance with State Fire Codes.
2. Any exterior lighting to be downcast.

Sarah Paratore seconded the motion. No further discussion. Motion carried.

7:08 PM Case #06-33 for a site plan and special use permit for Mark Investments. (Walgreens)

Once it was established that the Board had a quorum in order to hear the case, 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. Sarah Paratore seconded the motion. No further discussion. Motion carried.

Friedrich Moeckel, attorney, introduced the people present that would be addressing different aspects of the Walgreen’s project. Mr. Moeckel told the Board they were there to go through what they were proposing for the site and a conditional use permit relative to the wetlands.

Chairman Jackson explained the special use permit would have to go before the Conservation Commission as they were a part of the process and the Planning Board would not make a decision on the permit until hearing the recommendations from the Conservation Commission. Mr. Moeckel stated what they would like to do is address some of the issues at this meeting so they could bring any concerns from the Planning Board to the Conservation Commission.

Bill Goebel, engineer, began by explaining the current conditions for the property. Items discussed included:

1. Existing restaurant lot coverage within 8 or 9 feet of the property line.
2. Site has two accesses. One from Rt. 3 and the other is off of Rt. 132 (Sanborn Road).
3. Parking throughout property and paving to property lines in areas.
4. Wetlands flagged by Cynthia Balcius.
5. Drainage runs to the wetlands as there is no storm water management presently on the site.
6. Proposal for a 14,500 square foot Walgreens. Site is designed with access from Rt. 132. The Rt. 3 access has been modified to be a right turn in only to avoid present confusion. Met with the NH DOT and they asked for a raised median.

Chairman Jackson asked about the proposed traffic light at the diner location and whether or not it would be impacted by a raised median in front of the Walgreens site. A general discussion indicated it would not as the diner location was beyond where the raised median would be for the Walgreen’s project.
Mr. Moeckel explained the police department was in favor of the raised median as it would keep traffic from cutting across traffic lanes to enter the site. Mr. Moeckel and Mr. Goebel also explained the median only went the distance of the property and that the diner location was located further up toward the Rt.140 intersection.

Discussion ensued regarding the raised median and how much area it would cover and the traffic leaving the diner site. Mr. Moeckel again told the Board the police were satisfied with the proposal they were showing the Board.

Mr. Goebel continued:

7. Main entrance to the store is on the corner. The Store will have a drive up window for prescription service only.
8. Dumpster area fully enclosed and connected to the interior of the building. The loading area is also located in the rear area of the store as well. A tote enclosure in the rear for storage of empty containers until they are picked up.
9. Will hook into the existing utilities already on site.
10. Grading plan: We are filling about 4,000 square foot of wetlands area that was previously disturbed. Site is designed so everything drains to the interior of the site. Storm water collected by a series of inlets on the property with oil water separators designed with deep sumps and hoods located at the inlets. We also have a water quality unit for the purpose of getting the suspended solids out prior to the water discharging to the wetlands.
11. Snow storage in areas that will drain toward the interior of the site. Discharge point in area to be built up and will have a retaining wall. Building a retaining wall instead of grading will limit the disturbance in the wetland area.
12. Lighting will be shoebox type and will be downcast.
13. Have landscaping plan for front green space and will have an ADA sidewalk.
14. Signage discussed is similar in size to what is on site. Mr. Goebel stated they would be visiting the ZBA for a Special Exception to be able to have the sign 25 ft. above grade instead of the 20 ft. the zoning regulations state. Mr. Goebel stated going for 25 ft. would allow more clearance under the sign for visibility.

Chairman Jackson discussed the lighted LED reader board and asked if the applicant was aware that the sign can not scroll or flash or move. Discussion turned to the changing of the message and the intent of the applicant was to post seasonal sales and promotions and it would not scroll or flash or be moving. Sandy Plessner asked if the applicant had spoken to the DOT regarding the location of the sign and was told they had not. Ms. Plessner stated she was not sure the DOT would allow the sign to be in the location the applicant was showing on the plan.

Chairman Jackson stated they had received a peer review proposal from Vollmer and wanted to know if the applicant would give permission to have Vollmer do the peer review and was told yes. Ms. Plessner stated she would contact Bill Rollins at Vollmer Associates the following day.
Cynthia Balcius, wetlands scientist, stated her company had delineated the wetlands. Ms. Balcius stated Gulf Brook was the main wetland and added the wetland area at the top portion of the site was the site of an old settling pond. The area of the proposed disturbance was an area that was previously disturbed. Ms. Balcius stated she had spoken to Jocelyn Degler from the DES office and Ms. Degler was concerned about the snow storage and suggested fencing on top of the retaining wall to prevent snow from being pushed into the wetland area. Ms. Degler also suggested plantings in the buffer area left after the retaining wall was built. Ms. Balcius stated Ms. Degler was very pleased with the proposed drainage plan for the site.

Ms. Balcius stated they tried to minimize the disturbance to the wetland and were proposing plantings in the wetland buffer area. Ms. Balcius stated they had seen the Conservation Commission once and would see them again next week. Ms. Balcius finished by saying she personally felt they had a decent plan.

Chairman Jackson read the Conservation Commission comments to the applicant. Chairman Jackson stated she agreed with the Conservation Commission concerning the filling of a flood zone. Chairman Jackson felt it would be prudent to address what would happen to the waters displaced by the filling of the area in the 100 year flood plain.

Chairman Jackson asked about the elevation of the flood area and commented that everything on the plan should be labeled.

Again Chairman Jackson stated she knew the Conservation Commission would be looking at the water displacement and the culvert situation and so would the Planning Board. The Chairman stated it was important to know the neighbors would not be affected by the filling on this site.

Chairman Jackson stated she did like the drainage plan for the site and asked what the distance was before discharge into the wetland. Mr. Goebel stated it was 60 to 80 feet. Mr. Goebel stated they also had an oil water maintenance plan and planned parking lot sweeping as part of the process.

Jeff Goeta, traffic engineer, told the Board they had had a scoping meeting with the DOT and went over the numbers for the vehicle counts for the area. Mr. Goeta stated they had included the two proposed hotels in the volumes in their numbers. (Traffic report part of the records.)

Discussion resumed regarding the right turn only off of Rt. 3. Board members felt having the right turn in so soon after the intersection could potentially cause accidents and the effect of the future proposed light at the diner location was uncertain as was the effect of this proposal with a median strip only covering the area in front of the site. Board members felt the right turn off of Rt. 3 was not necessary to the function of the business as the traffic could turn right onto Rt. 132 (Sanborn Rd.) and then turn into the site.
Karl McKinster went over the building plan for the Board as far as the size and materials used.

7:55 PM  Open and close to public comment as no one asked to speak.

After a brief discussion on the time table for the applicant seeing the Conservation Commission and the ZBA, Chairman Jackson made a motion to continue Case #06-33 for Mark Investments until November 28, 2006 at 6:35 PM. Sarah Paratore seconded the motion. No further discussion. Motion carried.

The Board took time for discussion on chapters from the Master Plan that members had submitted. The only suggestion on the Economic and Demographic chapter was to add something regarding encouraging office space or office complex areas. Discussion included working to attract office space to the area and that it would benefit the Town by creating better paying jobs and bringing professional services to the area. Ms. Plessner stated she would also incorporate the idea into the Vision statement.

Discussion turned to proposed zoning changes to take to town meeting. Some of the items discussed included:

1. Definition for temporary or transient housing.
2. Consider change to signage for façade signage. Something to be added which states signage will be mounted flat on the façade should be considered for the RC, RG & MU Districts.
3. Temporary seasonal housing and how to limit the time one could live in temporary housing. The Chairman will check with an attorney on how to best write zoning proposal concerning this. Board feels something could be incorporated into condominium documents regarding the amount of time the units can be occupied.
4. Consider a definition for “park model”
5. Does Board want to address density for commercial applications or consider each case on individual basis thru the site plan process. Perhaps something could be added to the site plan regulations which states the Board will decide what is or is not appropriate as far as open space and density.

9:20 PM  Meeting adjourned.

Minutes prepared by,
Sandy Plessner