TOWN OF TILTON
PLANNING BOARD HEARING
JANUARY 23, 2007

MEMBERS PRESENT:

Chairman Michelle Jackson
Katherine Dawson, Ex-Officio
Mike Curley
Sandy Plessner

OTHERS PRESENT:

Dennis Manning
June Bolton
George Morrill, Jr.
Bob Welts
Peter Graves
Joe Plessner

AGENDA:

6:30 PM
Call to order
Minutes of January 9, 2007
Correspondence & any other business (Master Plan workshop)

6:35 PM
Public Hearing for Petitions:
Petition received, “Are you in favor of re-zoning property shown as Tax Map R-18 Lots 25, 35-47 (inclusive), 58, 59, 81, 82, and that portion of Lot 85, if any, not currently zoned RA, located between Wal-Mart and the Hunt Brook Estates Mobile Home Park from RG (Regional Commercial) to RA (Rural Agricultural)?”

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 the members if they had read the minutes of January 9, 2007. After a few corrections were made, Mike Curley made a motion to approve the amended minutes for January 9, 2007. Sandy Plessner seconded the motion. No further discussion. Motion carried.

CORRESPONDENCE:

1. Disk and pamphlet on the walking trails in Buffalo Park sent by VHB.
2. “The Source” news pamphlet for Winter 2007 sent by DES.
3. Letter dated 1/16/07 from Chief Stephen Carrier inviting the Planning Board members to participate in a day long event to bring community leaders from Tilton and Northfield together to discuss issues involving the Fire District.
4. Letter dated 1/10/07 from the Land Use Office to David Johnston Development discussing water district issues.
5. Copy of the DES letter to the Conservation Commission dated 1/18/07 concerning snow storage.
6:40 PM Chairman Jackson began the public hearing for the petition received. The petition read, “Are you in favor of re-zoning property shown as Tax Map R-18, Lots 25, 35-47 (inclusive), 58, 59, 81, 82, and that portion of Lot 85, if any, not currently zoned RA located between Wal-Mart and the Hunt Brook Estates Mobile Home Park from RG (Regional Commercial) to RA (Rural Agricultural)?”

Peter Graves, General Manager of Rogers Development, went over the property map with the Board showing which properties would be involved. Mr. Graves explained to the Board that Sherwood Drive was private from Wal-Mart back into the park and the area in question was zoned Regional Commercial but did not lend itself to commercial development. Mr. Graves stated the road was private, water and sewer were private, the DOT curb cut for Sherwood Drive was already near its peak of traffic due to the grocery store that opened and the Town could use more affordable housing. Mr. Graves continued by saying he knew they would have to go through the site plan process and re-configure the lots in question, but felt it would be a much better use of the land and would not produce the traffic that a business would.

Chairman Jackson asked about the wetland areas on the property and Mr. Graves explained the areas in question and said between the wetland, utility easements and conservation easements, a portion of the property would never be developed. Mr. Graves also stated he had met with the Conservation Commission Chairman and they had walked the property together. Mr. Graves stated the Conservation Commission did not seem to have a problem with the proposed zoning change. Sandy Plessner read from the Conservation Commission minutes of November 20, 2006 which agreed with what Mr. Graves had stated and stated the drainage system on the property would have to be considered when a subdivision of the property was proposed.

6:50 PM Open to public comment.

George Morrill Jr. stated he lived in the park and would favor more homes over business because it would mean less traffic. Mr. Morrill stated it was hard enough getting out of the park at times; he did not feel there should be anymore commercial development on the site.

Joe Plessner stated he felt homes would better serve the town as the town had a need for more work force housing.
Mr. Graves added Rogers Development had always developed affordable housing parks.

7:00 PM Close to public comment.

Katherine Dawson asked Mr. Graves if Rogers Development would put the units on the property and rent them and Mr. Graves replied they rent the lots and people buy their own units and bring them in. Ms. Dawson asked if they ever sell the lots to individuals and Mr. Graves replied they did not.

Chairman Jackson stated she felt the area in question would be perfect for an office complex and that the Town could use that kind of development. Chairman Jackson stated an office complex would promote the kind of jobs that would pay more than retail. Discussion on areas where an office complex could be developed ensued. Most felt there were areas where office buildings could be built.

Hearing no further discussion, Sandy Plessner made a motion to recommend the petition to change the zoning for the Rogers Development property from the Regional Commercial District to the Rural Agricultural District. Mike Curley and Katherine Dawson both seconded the motion at the same time. No further discussion. The motion carried.

The Board spent several minutes discussing the Sullivan subdivision with Dennis Manning and June Bolton, who recently purchased one of the lots and found out no building permit would be issued until the conditions of approval were restored. The subdivision had a 10 foot no disturb buffer on the southern end of the property where Mr. Manning and Ms. Bolton had purchased and the buffer had been disturbed when a contractor had dumped gravel and sand in the area so automobiles could drive into the lot to look at the land. Mr. Manning told the Board he would fix the area himself but it was not his land to fix as he only had an easement over the property. Board members agreed it was not Mr. Manning’s responsibility but it was the responsibility of the owner of the property. Board members felt this was an issue Mr. Manning and Ms. Bolton should take up with the owner of the property.

Sandy Plessner told the Board she had had a conversation with Sean Sullivan, Jacqueline Sullivan’s son. Mr. Sullivan was handling the property for his Mother. Ms. Plessner told Mr. Sullivan the Board had advised the Building Inspector not to issue building permits until the condition of approval was restored. Ms. Sullivan had told Ms. Plessner that he would have the contractor that did the work come back and make the repairs.

Mr. Manning gave the Board some pictures he had taken showing the area and had staked what he believed to be the 10 foot mark going along the easement. Mr. Manning thought it showed it had not been disturbed that much. Chairman Jackson stated she would personally go out and look at the area and if she found it had been disturbed, a letter would be sent to the property owner. Ms. Manning and Ms. Bolton asked to be kept
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informed as they want to build a house and would like to get the permit this coming spring so that construction could begin.

Chairman Jackson stated the land use office would let Mr. Manning and Ms. Bolton know whether or not a letter was sent.

Discussion turned to the Master Plan and what was left to do. Chairman Jackson stated all she needed was maps to go with her chapter and was advised to call the Lakes Region Planning Commission. The next meeting will be used as a workshop after the case is heard. If everything is ready at that time, a public hearing will be scheduled.

8:30 PM Meeting adjourned.

Minutes prepared by,
Sandy Plessner