TOWN OF TILTON
PLANNING BOARD MEETING
JUNE 12, 2007

MEMBERS PRESENT:

Chairman Sarah Paratore  
Mike Curley, Vice-Chair
Chuck Mitchell  
Bob Haberman
Ray Smith  
Katherine Dawson
Sandy Plessner

OTHERS PRESENT:

Joe Plessner  
Michelle Jackson

AGENDA:

6:30 PM  
Call to order
Minutes of May 22, 2007
Correspondence
Any other business (Master Plan, CIP workshop items)

6:35 PM  
Continuation: Case #07-07 for a Site Plan for Tractor Supply Co.
presented by ADA Architects, Inc. Applicant proposes to renovate
existing tenant space at the Town Line Plaza and include installation of a
permanent fenced outdoor display, trailer and signage. Property is located
at 630 W. Main St., Tilton, NH 03276. Tax Map R-26 Lot 25 in the
General Commercial District.

MEETING:

6:30 PM  
Call to order. Chairman Paratore asked alternate Sandy Plessner to sit as a
full member for the meeting as the Board was short one member. New member Ray
Smith was introduced to the Board.

Chairman Paratore signed mylars for the Thomas Labo subdivision approved by
the Board at their February 27th meeting.

Chairman Paratore asked if the members had read the minutes of May 22, 2007.
Chairman Paratore made a motion to approve the minutes of May 22, 2007. Sandy
Plessner seconded the motion. No further discussion. Motion carried.

CORRESPONDENCE:

1.  DES Standard Dredge and Fill application for Joseph Christi.
2. DES Groundwater Management Permit #DES 199506005T-002. Permit was renewed for 5 years for the continued monitoring of the effects of the past discharges of petroleum hydrocarbons.

3. Office of State Planning Floodlines newsletter.

4. Pamphlet from the Local Government Center advertising a workshop.

5. The Source newsletter.

6. DES letter dated 6/4/07 to Seven Points Development concerning a Notice of Activity and Use restrictions prepared by THE Northeast Inc. dated 11/22/06.


8. Vollmer Invoice copy for construction observation services for Winnisquam Village.


10. Letter dated 6/11/07 from ADA Architects stating they were requesting their application for a site plan for Tractor Supply Co. be withdrawn and they will resubmit at a later date.

6:35 PM Chairman Paratore read the letter from ADA Architects asking to withdraw their application. Chairman Paratore made a motion to table Case #07-07 for ADA Architects for a site plan for the Tractor Supply Co. Chuck Mitchell seconded the motion. No further discussion. Motion carried.

The Board spent the evening going over various items including the CIP, the draft of the Master Plan that was handed out to members, and possible changes to consider for the site plan, subdivision and zoning regulations.

Chairman Paratore told the Board she had spoken with Belmont and had gotten a copy of their CIP. The Belmont Planning Board had re-written their CIP as the original had not worked for them. The Chairman stated the Belmont CIP was full of the history for the community and the Town had worked to make the community part of the CIP process. Chairman Paratore felt community participation was the key to having a CIP that would work for Tilton. Belmont’s plan was discussed and the Chairman stated it was time for the Planning Board to begin work on updating the Tilton CIP. Chairman Paratore stated they could start by advertising for new applications and striving to have more involvement from the public, the Selectmen and the Budget committee.

Chairman Paratore began discussions on possible changes to the Town’s regulations. A list of possible changes was gone over. The list contained various possible changes that the Board had found in the process of meeting and hearing cases. Some of the changes included:

1. Provide a legend for a site plan/subdivision plans.

2. Subdivisions should show lot size calculations on the plans and should reflect total amount of wetlands. (Minimum lot size cannot include wetlands. See Zoning regulations, Table of Dimensional Values)
3. Wetland delineations older than 5 years will not be considered valid for the purpose of site plan/subdivision applications.

4. A letter from a wetland soil scientist will be required to state there are no wetlands on a subject property for subdivision consideration.

5. No wetland surveys conducted from December 1st to March 31st will be accepted as valid by the Planning Board. Also, no wetland surveys conducted at a time when snow cover, permafrost, and/or seasonal vegetative growth cycles impair the wetland or soil scientist’s ability to identify soil and vegetation.

6. Any Planning Board requested information from an applicant shall be provided to the Board at least seven calendar days prior to the scheduled meeting. If the information has not been received, the Planning Board shall retain the option of further continuation of the case in order to allow time for the Board and abutters to review the new information.

7. Conservation Commission should review/site walk all wetland surveys with potential impact issues.

8. Conservation Commission members must present findings in writing and be present for questions and comments for both Planning Board members and the applicant.

9. Consideration of parking regulations.

10. Some kind of aquifer protection regulations. Aquifer overlay protection District?

11. Steep slopes regulations?

12. Clarify driveway and private roads in the subdivision regulations.

13. Driveway/easement safety for backland lots; can emergency vehicles reach the homes located on the backland lot? Consider requirement that driveway has to be built to accommodate emergency vehicles.

14. Consideration of ground water quality statement in the regulations. (Ground water quality shall comply with State Standards)

15. When a Certificate of Occupancy is requested prior to all of the conditions being satisfied due to unavoidable circumstances, (landscaping, painting, etc during winter months) a cash bond shall be required by the building inspector in order to receive a temporary CO. This bond to be issued at the discretion of the Building Inspector and will be returned once the unfinished conditions are satisfied.

16. Updating and clarifying the Cluster regulations.

17. The Conservation Commission’s suggestion of increasing the minimum lot size from 3 acres to 5 acres in the Rural Agricultural District.

18. Look at the signage regulations and consider updating.

19. Review enforcement of regulations and how to best implement.

Discussion ensued on several of the items discussed. The Conservation Commission’s roll in the process was discussed, whether or not the driveway regulations needed to be adjusted as the Board had implemented some changes; adoption of the Best Management Handbook into the site plan regulations; bond requirements would come from the Board of Selectmen; testing of ground water would be at the applicant’s expense; consider
whether or not 5 acre zoning in the Rural Agriculture district would be a hardship on the land owner as the Town already requires significant road frontage; and updating the signage regulations to include enforcement and possible removal of non-compliant signage. Selectman Dawson was going to look into whether or not the Selectmen had the authority to establish fines for infractions against the zoning regulations. Selectman Dodge is also going to look at the Historical chapter from the 1994 Master Plan and update it so it can be part of the 2007 Master Plan.

Board members will continue workshops for the purpose of updating the various regulations. Also, members will review the draft of the master plan that was handed out and offer any changes or corrections they feel are necessary so that public hearings can be scheduled.

8:30 PM Meeting adjourned.

Minutes prepared by,
Sandy Plessner