TOWN OF TILTON
PLANNING BOARD MEETING
JUNE 26, 2007

MEMBERS PRESENT:

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

OTHERS PRESENT:

Carol Stone  
John Bernard
Kristen Prescott  
James Cropsey
Daryl Prescott  
Kristen M. Prescott, MD
Susan Hare, MD  
Joe Plessner

AGENDA:

6:30 PM  
Call to order
Minutes of June 12, 2007
Correspondence
Any other business (Master Plan, CIP, zoning changes)

6:35 PM  
Case #07-08 for a site plan for John Bernard. Applicant proposes to create an EBay business including boat sales in an existing building. Property is located at 7 Grange Road, Tilton, NH 03276. Tax Map R-9 Lot 55 in the Mixed Use District.

7:05 PM  
Case #07-09 for an amended site plan for Riverfront Place (Jim Cropsey, agent). Applicant proposes to amend initial approval of 10,500 square feet to around 13,000 square feet to accommodate the existing medical facility. Property is located at 322 W. Main Street, Tilton, NH 03276. Tax Map U-6 Lots 1 & 2 in the Downtown District.

MEETING:

6:30 PM  
Call to order. Chairman Paratore asked alternate Sandy Plessner to sit as a full member for the meeting.

Chairman Paratore asked if all the members had read the minutes of June 12, 2007. Chairman Paratore asked for a correction on a name. Correction noted. Chairman Paratore made a motion to accept the minutes with the correction. Ray Smith seconded the motion. No further discussion. Motion carried.

CORRESPONDENCE:

2. DES request dated 6/12/07 for a site investigation for the former Mobile Station.

6:35 PM Case #07-08 for a site plan for Haven Grove. (John Bernard)

Hearing no disqualifications, Chairman Paratore told the Board she had looked through the application and it appeared to be substantially complete and made a motion to accept the application. Ray Smith seconded the motion. No further discussion. Motion carried.

John Bernard, owner, told the Board he had been selling used boats from his site for some time and had come before the Town to make his business legal. Mr. Bernard told the Board his lot was 17,000 square feet and the building was 2600 square feet. Mr. Bernard stated he had 10 parking spaces. Mr. Bernard stated he would use half of the building for used boat sales and the other half was for Ebay sales. Mr. Bernard added so far all the boats that he has sold had been his boats that he had picked up when he went around looking for merchandise.

When asked, Mr. Bernard stated he did not expect high traffic at the site. It just wasn’t that kind of business but if it did become high volume, he would have to move as the site wasn’t that large. Mr. Bernard added he was just looking to have a small business and so far, he was the only one working there.

Mike Curley asked Mr. Bernard if the merchandise for the ebay business would be stored on site and was told some might be and some would not be because of the limited size. Mr. Curley asked what the hours of business would be and Mr. Bernard replied he would be open from 9:00 AM to 5:00 PM.

The current curb cut was discussed and Mr. Bernard was told the curb cut was for office and he would have retail so he would need to up-date the curb cut with the DOT.

When asked, Mr. Bernard stated the building had natural gas, water, cable and with the sewer expansion would have two bathrooms hooked up to sewer.

Chuck Mitchell asked if the Board should consider limiting the number of boats and the maximum size. Mr. Mitchell added the size of the display could be limited so the site wouldn’t be come a grave yard for 30 or 40 boats. Mr. Bernard stated half of the area could be for boats. When Mr. Mitchell asked Mr. Bernard to define half, there was a brief discussion which ended when Mr. Bernard stated he would agree to a certain area or square footage for the boats.

Mr. Curley asked about the signage and lighting for the site. Mr. Bernard stated at the current time, the only signage would be the signage on the building. Mr. Bernard continued by saying the lighting was located under the eaves of the building and is downcast.
Carol Stone, abutter, told the Board Grange Road had a lot of children that rode their bikes in the road and she was concerned with the boats coming and going with the bike riders also on the road. Ms. Stone asked if they wouldn’t have trucks picking up and delivering for the business.

Mr. Bernard stated he would continue to be a good neighbor to the people living along Grange Road.

Ray Smith asked how large was the largest boat Mr. Bernard would have. Mr. Bernard stated anything that could not be transported on a trailer didn’t belong on the site. Mr. Bernard added most of what he had sold so far had been 14 to 18 footers.

A general discussion ensued on restricting the size of the boats. When someone mentioned 25 feet, Mr. Bernard stated that he did not plan on storing boats at the site other than his own boat, which was 25 feet long. Mr. Bernard stated he would like to think he could store his own boat on his site. Discussion continued on various aspects such as Mr. Haberman’s inquiry on whether or not there would be boat display in the setbacks, which all agreed there would not be, Mr. Mitchell stated it was reasonable to assume there would be no displays in the parking areas, the Chairman asked about fluids leaking from boats and everyone joined the discussion on the best way to limit the size of boats allowed at the site.

Discussion turned to the children playing on Grange Road and Mr. Bernard was told to contact the Bureau of Traffic for signage regarding Children at Play.

Hearing no further discussion, Chairman Paratore made a motion to approve the site plan for Haven Grove with the following conditions.

1. Boats approved with this site plan shall not have a beam width greater than 8’6” or be transportable on anything larger than a tandem axle trailer or be longer than 25 feet.
2. Compliance with all State, Federal and Local permits including any conditions given by the fire department and updating the DOT driveway permit from office to retail use.
3. Compliance with the Tilton signage regulations.
4. Contact the Bureau of Traffic to obtain signage for both sides of Grange Road in order to warn motorists of children at play.
5. All exterior lighting to be downcast.
6. Compliance with State Fire Codes.

Mike Curley seconded the motion. No further discussion. Motion carried.
7:10 PM  Case #07-09 for an amended site plan for Riverfront Place.

Chuck Mitchell recused himself from this case. A quorum is still present. Chairman Paratore told the Board she had reviewed the application and found it to be substantially complete and made a motion to accept the application. Sandy Plessner seconded the motion. No further discussion. Motion carried.

Jim Cropsey, agent, told the Board they were there to ask for an increase in the square footage that was approved in 2000. Mr. Cropsey stated the Board had approved Phase 1 for 10,500 square feet of space. More than that would require additional parking and a site plan for the remainder of the building. Mr. Cropsey stated his current tenant wanted to split the pediatric services from the rest of the practice. Mr. Cropsey stated they weren’t going to increase staff or the number of doctors hours.

Mr. Cropsey told the Board when he originally got site plan approvals for Phase 1, there were things that were not known such as the road way and how many parking spots would remain on the side of the road and how much parking would be created because of the park. Mr. Cropsey stated the site plan from 2000 showed 40 parking spaces on it when in reality he had 55 available parking spaces so he felt the little bit of extra square footage would be served by the 15 additional parking spaces.

Mr. Cropsey went over the parking analysis he had done for Riverfront Place and the information given in the report supported what Mr. Cropsey had told the Board. Discussion on the completed work and future work ensued. When asked, Mr. Cropsey told the Board he had gotten site plan approval for a parking lot on the corner of Rt. 3 and Mill Street and that when he came in to site plan for Phase 2, the parking lot would be completed.

7:45 PM  Close to public comment.

Hearing no further discussion, Chairman Paratore made a motion to approve the amended site plan to approximately 14,000 square feet in order to accommodate the expansion of the Medical facility. Ray Smith seconded the motion. No further discussion. Motion carried.
Sandy Plessner spoke with the Board about the Impact Fees Regulations. Ms. Plessner told the Board she had spoken with Lakes Region Planning Commission and they would be sending an estimate to do the job but they needed to know what the Board wanted to start with for the methodology. Ms. Plessner stated Mike Izard told her that usually a Town will start out with one thing they want to collect for and then increase the different things that could be considered and collected for with impact fees. Items most towns have included in the collection of impact fees are schools, infrastructure, water, sewer, police and fire departments. Mr. Izard stated it would take too long to try and create the methodology for everything at once so the Board needed to decide what they would like to start with. After several minutes of discussion, the members decided to begin with fire and police. Ms. Plessner stated she would call Lakes Region Planning and let them know.

Zoning changes were touched on. Chairman Paratore told the members she would like to schedule a couple of workshops during the summer in order to work on proposed changes. Chairman Paratore stated if each member would let Ms. Plessner know what dates would be good, she could schedule the workshops.

Chuck Mitchell told the Chairman the Natural Resources chapter was being looked at and the Chairman of the Conservation Commission would email Chairman Paratore any proposed changes to the chapter.

8:30 PM Meeting adjourned.

Minutes prepared by,
Sandy Plessner