Meeting was called to order at 6:30 PM by Chairman Paratore. In attendance were; Sarah Paratore, Robert Haberman, George Helwig, Mike Curley and substitute secretary Johanna Ames. Katherine Dawson joined the meeting at 6:35 PM. Mr. Helwig agreed to sit as a full member for the meeting.

First order of business was to review the previous meeting’s minutes. Chairman Paratore asked that the minutes be amended on page one to include Helen’s last name. Motion by Chairman Paratore to accept the amended minutes. Motion seconded by Mr. Helwig. Motion voted, motion passed.

A Land Use coordinator has been hired and will start work on Monday, Oct. 15th.

Correspondence: An alteration of permit to Dominic Canzano was received for South Bay resort.

6:40 PM Case #07-14-Site Plan for Robert DeForge. Applicant proposes to add an apartment in the back of the building and to divide the existing store front into two store fronts. Property is located at 300 Main Street, Tilton, NH 03276. Tax Map U-5 Lot 23A in the Downtown District.

Chairman Paratore made a motion to accept the completed application. Motion seconded by Mr. Curley. Motion voted, motion passed.

Mr. DeForge addressed the Board stating that he was the owner of the property recently vacated by Video Vendor. Years ago an addition was put on the back of the first floor increasing the size to approximately 2,800 square feet. They would like to make an owner’s apartment in the back and have two small storefronts for retail in the front of the building. Storefronts would be approximately 400 sq. ft. each, the apartment would be approximately 1,700 sq. ft. Everything would be done under building codes by tradesmen, under permit and inspection. Chairman Paratore asked if they would be splitting the building into two sections. Mr. DeForge explained that when the building was built it was already two store fronts, approximately 1,400 sq. ft, and that the front part would be storefronts and the back of the building would be turned into an apartment. From the street there would be no visible change other than it being renovated. Chairman Paratore asked about parking. Mr. DeForge explained that the building uses the public lot beside Tilton House of Pizza. Ms. Dawson asked about the ingress/egress for the proposed apartment. Mr. DeForge stated that it would have two means of egress, a glass door to the right hand side of the building, leading...
to a hallway to the back apartment and a back door. There would be a total of four doors in the front, the two existing doors for the storefronts, one existing door for the upstairs apartments and a new door for the first floor back apartment. Ms. Dawson asked about the size of the back apartment. Approximately 1,700 sq. ft. Plans were reviewed. Chairman Paratore asked if the Fire Department had been contacted. Brad Ober of the Fire District has received plans and Mr. DeForge is awaiting his response.

Chairman Paratore opened the meeting to the public at 6:45 PM.

Chuck Mitchell asked if the storefronts currently had bathroom facilities. Yes, each storefront has a bathroom and closet. The bathroom and closets are not included in the proposed 400 sq. ft. of each storefront.

Chairman Paratore closed the public discussion.

Ms. Dawson asked about the lighting of the building. Currently there are two lights in the front, these will be removed and eight recessed lights will be placed in the entryway. Mr. Curley asked about the building façade. The façade will not change, other than redoing the vestibule in the front and possibly painting it. Mr. Haberman asked if the two storefronts would be for rent. Yes, they will be for rent, the back apartment will be for the owners. Mr. DeForge will abide by the Fire Districts conditions.

Motion by Chairman Paratore to approve case #07-14 site plan for Robert DeForge with the following conditions:

Compliance with State Fire Codes

Compliance with signage regulations for the Town of Tilton

All lighting to be downcast

All building plans to be reviewed by the Town Code Enforcement Officer and the Fire Department

All State, Federal and Local Permits

Motion seconded by Mr. Curley. Motion voted, motion passed.

Mr. DeForge thanked the Board and left.

Next to address the Board was Chris Rice of TF Moran.

Mr. Rice presented a color coded zoning map for review for a conceptual discussion on rezoning a particular parcel that is currently zoned as Industrial to be Regional Commercial. The area in question is known as the old Quinn T property. History of the property was briefly discussed. Mr. Rice stated that there is not a big need for an
Industrial zone in that area. Mr. Rice asked if the Board would consider placing the proposal on the Town Warrant. Protocol was discussed relating to who should write the warrant article. Ms. Dawson pointed out that Exit 20 does not offer a lot of high paying, full time jobs and rezoning ito region commercial would bring more of the same. Mr. Curley stated it would increase traffic as well. DOT has stated that were the property to be rezoned as commercial it would have to be accessed by the Home Depot intersection. Past issues have included the asbestos issues on the site, and the high number of proposed residential houses and the proposed baseball fields. The asbestos areas were discussed. The parcel is approximately 125 acres. Ms. Dawson asked what was being proposed for the site. There is nothing definite yet, but they are looking at retail and commercial buildings which could include medical and office buildings. They would not be touching the asbestos areas.

The last date to submit a petition to amend zoning is December 12th. A petition with 25 signatures from residents would be submitted to the Town Clerk who would then give it to the Planning Board to hold a public hearing. Jan. 4th is the last day to hold a hearing on the petition. The Board would recommend that Mr. Rice come back with more information on the proposal.

Chairman Paratore opened the discussion to the public at 7:15 PM.

Michelle Jackson stated that if the property is to stay industrial that it will just sit as it is, if it is changed to Regional Commercial it has the potential to be developed into offices, bringing good jobs.

Mr. Curley stated his concerns regarding increased traffic. Ms. Jackson pointed out that if a large industrial building went in that it would also increase traffic.

Mr. Helwig pointed out the impact of Industrial property on the river.

Ms. Dawson asked about the possibility of putting the back of the lot into Conservation. This issue was discussed. Mr. Mitchell pointed out that if they access the property at the Home Depot intersection that it will cross wetlands on each side of the tracks. The option of crossing the wetlands being offset by land being placed in conservation was discussed.

Ms. Jackson pointed out that by changing the zoning it would eliminate the residential development that was previously discussed.

Mr. Helwig stated that he felt the plan to change it to Regional Commercial had more potential than changing the zoning to Mixed Usage.

Mr. Rice asked to continue the conceptual discussion with more information at a later date. The Board agreed. Mr. Rice thanked the Board and left.
The Board received an inquiry on the Holiday Inn Express. The Board feels the conditions have not yet been met. More information will be gathered.

Next order of business; the conservation chapter in the Master Plan.

Chairman Paratore stated that she had read through both the Board approved chapter and the chapter submitted by the Conservation committee and felt that the Board approved chapter was geared more to the present and future and questioned whether the Master Plan was a place to include a history. Chairman Paratore stated that the Conservation Committee had included some things that the Planning Board had not fully agreed upon implementing yet, i.e. regulations of steep slopes, etc. The Board follows the guidelines of the Best Management Practices.

Kathi Mitchell stated she felt the Board’s chapter had an overemphasis on the aquifer and a de-emphasis on issues the Conservation Commission felt were important. Ms. Mitchell pointed out that the aquifer protection plan would only work if the three Towns were in agreement and that Belmont was not and had opened a recycling facility on the site.

Discussion continued on the differences of the two reports. The Conservation Committee wants to be sure that their input be considered valid and that due consideration be shown to it.

Ms. Jackson pointed out that the Best Management Practices are to be followed and that requiring other analysis would be difficult to monitor as some issues should be monitored at a State level, rather than a Town level. Ms. Jackson also pointed out her concern with the document referencing personal property regarding hazardous waste sites and the liability of doing so.

Ms. Sandy Plessner has read both and feels they both contain excellent information and would like to see the best of both chapters combined.

Changing the 3 acre minimum to 5 acres to preserve open spaces was briefly discussed.

Chairman Paratore recommended that at the next meeting the Board go through the two chapters and combine them. Mr. Mitchell suggested having members of the Conservation Committee present and that the Boards work together. The Planning Board was in agreement. The members of the Conservation Committee thanked the Board and left the meeting.

The Board discussed the upcoming meeting which includes continuations of the Tractor Supply Co. and Condominium proposal for 258 Main St. An application
received for the proposed Cigar Store is not complete and will need to be heard at a future meeting. Posting requirements were discussed.

As there was no further business, Chairman Paratore made a motion to adjourn at 8:20 PM. Motion seconded by Mr Curley. All were in favor.

Meeting adjourned at 8:20 PM.

Respectfully submitted,

Johanna Ames