Tilton Planning Board  
January 22, 2008  
Meeting Minutes

Members Present:
Sarah Paratore, Chairman                     Mike Curley, Vice Chairman  
Robert Haberman                                  James Dwyer  
Nick Canzano                                         Katherine Dawson, Ex Officio  
George Helwig (Alternate)

Others Present:  
S. Paul Swett                                         Ted Perrin  
Joanne Clark                                          Mary Perrin  
Tim Sullivan, Barco Signs

Agenda:  
6:30 p.m.     Call to order  
Minutes of the January 8, 2008  
Correspondence  
Any other business  
6:35 p.m.     Case #08-01 Site Plan Review for 276 Main Street, LLC. Applicant  
Roland Vezina, owner of 276 Main Street, LLC proposes conversion  
of office space to a studio apartment located at 272 Main Street, Tilton,  
NH 03276. Tax Map U5 Lot 15 in the Downtown District.  
7:00 p.m.     Case #08-02 Subdivision/boundary line adjustment for Edward and  
Mary Perrin. Applicant proposes to do a boundary line adjustment to  
Annex 1 acre from Lot 4A. Property is located at 282 Calef Hill Road,  
Tilton, NH 03276. Tax Map R2 Lot 4 in the Rural Agricultural District.  
7:30 p.m.     Public hearing for proposed signage ordinance amendment. Complete  
Text of proposed amendments is available from the Tilton Land Use  
at Tilton Town Hall.  
8:15 p.m.     Public hearing for proposed amendments to Subdivision and Zoning  
Ordinances. Complete text of proposed amendments is available  
From the Tilton Land Use Office at Tilton Town Hall.

Meeting:  
6:32 p.m.    Meeting call to order. Sarah asked George Helwig to sit a full member  
for this meeting.

6:35 p.m.    Case #08-01 Site Plan review for 276 Main Street, LLC. Applicant of  
Ronald Vezina, owner of 276 Main Street, LLC proposes a conversion  
of office space to a studio apartment located at 272 Main Street, Tilton,  
NH 03276. Tax Map U5 Lot 15 in the Downtown District.  
The application appears to be substantially complete.
Sarah makes a motion to accept the Case #08-01 application. Seconded by Mike Curley. Vote taken and approved by the Board.

Ronald Vezina did not arrive for his presentation of his Case #08-01. The Board waited until 6:59 p.m. at which time a decision was made to table the application.

Mike Curley made a motion to table application Case #08-01 for 276 Main Street, LLC. Seconded by Robert Haberman. Vote taken and passed.

7:00 p.m. Case #08-02 Subdivision/ boundary line adjustment for Edward and Mary Perrin. Applicant proposes to do a boundary line adjustment to annex 1 acre from Lot 4A. Property is located at 282 Calef Hill Road, Tilton, NH 03276. Tax Map R2 Lot 4 in Rural Agricultural District.

Sarah has reviewed the application and it appears substantially complete.

Sarah makes a motion to accept the application for Case #08-02, seconded by Mike Curley. Vote taken and approved by the Board.

David Krause takes the floor and states that he is the licensed surveyor on the project. Mr. and Mrs. Perrin are present as well as Joanne Clark, the owners of the 2 properties.

Currently the Perrin’s own 2.2 acres and Mrs. Clark owns just over 5 acres with a dwelling. Both lots have well over 250 feet required frontage for the zone. The proposal before the Board is to annex a parcel approximately 100 feet wide totaling just under an acre from the Clark property to the Perrin property. This will leave the Clark property with 4.1 acres and increase the Perrin property 3 acres.

Discussion open to the Public

Mr. Haberman states that it is a simple matter of moving the line.

No further discussion or questions from the public, discussion closed to the public.

Sarah Paratore makes a motion to approve the application for the subdivision/boundary line adjustment for Edward and Mary Perrin. Seconded by Jim Dwyer. Vote taken and approved by the majority of the Board.

7:30 p.m. Public hearing for proposed signage ordinance amendments. The complete text of the proposed amendments available from the Tilton Land Use Office at Tilton Town Hall.
Discussion open to the Public.

Tim Sullivan from Barco Signs is recognized by the Board.

Tim states that he has an issue with banning for the electronic message centers. Tilton seems to allow the reader board type of signing and the banners in town.

Basically, a message center can be treated as an electronic reader board. Your putting a message out there same way a person does with the individual letter signs. The message centers look a cleaner and nicer then some of the reader boards when they start running out of letters and they start turning the letter sideways and upside down to spell their words.

All message center does is allow the business the luxury of technology of not having to get out there on a ladder or with the long pole to change the sign. If you put a restriction on them as opposed to banning them the customer can still get his point out there without getting on a step ladder to change his reader board.

By banning message centers you prevent a bank from putting time and temperatures unit up which is kind of a public service to the town.

The Board states that some of the message boards are distracting because of where they are situated and most of the time a person driving by does not have enough time to catch more than a word or two as they drive by because something is always scrolling on it.

Tim states that the point is not to allow the scrolling. If we limit the use of the signs or how they are allowed to use it them coming around a bend in the road the message is there. Not scrolling.

This is what we would like to consider instead of just banning all message centers.

Mike Curley states that last year we had a similar ordinance go in front of the voters and someone from Barco came in and discussed the same issues. We actually added something to last years where we gave an option to voted on to allow fading not less than 5 or 10 seconds to display the sign. No blinking, flashing or animated but to allow them the ability to have a message board that would fade and this option was overwhelmingly objected. Instead in favor of banning them completely.
Sarah states this is not much more restrictive than what we have it is just much more encompassing in terms of what happens if a sign is abandoned, destroyed or grandfathering issues. It make more specific what we think is a little vague.

Tim states that based on this ordinance would not be allowed to have a message center. If a business was next door to a business that had a message center and the business wanted to compete against the other they would have to seek a variance process displaying a hardship.

Right now no animated, blinking, or flashing message boards are allowed.

This is to clarify. Our zoning ordinance was restrictive in saying they were not allowed but did not have much more information about areas exempted from our permit requirements or creating a master signage plan. Under 2.3.7 signs prohibited under this ordinance includes beacons which was missing from our ordinance.

The Board appreciated Mr. Sullivan coming as he was the only person to show for the public hearing.

Sarah states the Board must appoint a secretary to sign completed mylars and blueprints.

Sarah make a motion to nominate Jim Dwyer as secretary. Seconded by Mike Curley. Vote take and passed unanimously.

8:15 p.m. Public hearing for proposed amendments to Subdivision and Zoning Ordinances. Complete text of proposed amendments is available from the Tilton Land Use Office at Tilton Town Hall.

There were no persons present for the public hearing on the proposed Subdivision and Zoning Ordinances.

Motion made by Sarah to close the public hearing. Seconded by Jim Dwyer. Vote taken and passed unanimously.

Closed public hearing at 8:27 p.m.

George Helwig told the Board that he will not be available for the next meeting.
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The site plans and subdivision changes can go in the book. Seconded hearing not required. Just the signage ordinance and the fees. We got a lot done.

The Board needs to review at the next meeting the application fees.

The Board reviewed the final plats for South Bay Resort to see that all the Conditions of Case #07-05 were addressed. The Board being confident that all conditions have been met Chairman Sarah Paratore and James Dwyer, Secretary signed the plats.

Motion Made by Mike Curley to adjourned the meeting. Seconded by George Helwig. Vote taken and approved.

Meeting adjourned at 8:30 p.m.

Minutes prepared by Augusta Marsh

2-13-08 (Revised minutes for spelling and typo corrections. Also added section that was omitted concerning the review and signing of the plats for South Bay Resort.)