Tilton Planning Board  
February 26, 2008  
Meeting Minutes

Members:

Sarah Paratore, Chairman  
Katherine Dawson, Ex Officio  
Robert Haberman

Mike Curley, Nick Canzano and George Helwig are out of town and not available for the meeting.

Guest:

John Bernard  
Mike Folsom

Agenda

6:30 p.m.  
Call to Order

Minutes of the February 12, 2008

Correspondence

Any other business

6:35 p.m.  
Lenny Birke from Lucky Lenny’s request a conceptual discussion

7:00 p.m.  
Michael Folsom and Elaine Demello to discuss the site plan that was approved in September of 2005.

7:10 p.m.  
Continuation of Case #07-17 Site Plan Review for Lochmere Meadows. Applicant John Bernard is proposing a 47 unit housing Development for 55 plus located on Laconia Rd, Lochmere, NH 03276 Tax Map R10 Lot 7-1
Meeting:

Meeting called to order at 6:35 p.m.

Chairman Paratore asked if the members have reviewed the minutes.

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Motion made by Katherine Dawson to accept the minutes of the February 12, 2008 with the exception of a few grammatical errors. Seconded by Robert Haberman. Vote taken and approved to accept the minutes.

Correspondence:

1. Letter received from Raymond Smith resigning from the Planning Board due to health problems.
2. Letter received from the Conservation Commission regarding Lochmere Meadows/John Bernard meeting with them on Feb 18, 2008.
3. Reminder from OEP concerning the 15th Annual Spring Planning and Zoning Conference on April 26, 2008 in Manchester, NH
4. Development of the Lakes Region Annual Report

Sarah discussed RSA 674.39 (pg 460) Four-Year Exemption as pertaining to the Site plan approval that was done in 2005.

6:35 p.m. Lenny Birke for a conceptual discussion. The Board received a note from Mr. Birke stating that he is unable to make tonight’s meeting and will reschedule at a later date.

7:00 p.m. Michael Folsom and Elaine Demello to discuss the site plan that
was approved in September of 2005 for 291 Main Street.

Mike Folsom states that plans are the same as before. This will be an apartment behind Widdershins, the retail store in the front of the building. The only change was on the original plan had work/sitting room but we are going to keep that with the retail space as an office. It is not needed in the apartment area. The original plan the square footage was 995, the new space will be 655 square feet.

Mr. Haberman had a question on the location of this building. Mr. Folsom explained that the building was located on the Main Street at 291, 2 doors up from the bank on the corner.

Mr. Folsom stated that all the rooms are currently there but need to add a bathroom. Each room has a sink in it as it was previously a doctor’s office.

Chairman Paratore states the per her review of RSA 674:39 which gives a 4 year exemption and he still meets the time limit.

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Chairman Paratore requests that she would like Mr. Folsom to submit a final copy of his plans for the apartment.

Chairman Paratore instructed Mr. Folsom to check with the Fire Department before he begins.

7:10 p.m. Continuation of Case #07-17 Site Plan Review for Lochmere Meadows. Applicant John Bernard is proposing a 47 unit housing Development for 55 plus located on Laconia Rd, Lochmere, NH 03276 Tax Map R10 Lot 7-1
Chairman Paratore explained to Mr. Bernard that we did not have enough members for a quorum. Mr. Bernard asked if he could just have discussion so he could be prepared for the next meeting.

Mr. Bernard spoke about the letter from the Conservation Commission. Steve Nix his attorney met with them as he was unable. They compared the old plans to the new plans for wetland areas by overlaying them and they said the wetland areas didn’t line up.

John explained that with a CAD program overlay the wetland areas and they did match up.

Katherine Dawson asked about the run off of the roof? Mr. Bernard states there will be a water drainage system for each building. He also stated that he has gone to Site Specific to discuss drainage area.

Mr. Haberman asked about the area around the houses and parking. Mr. Bernard explained the area as shown on the plans to Mr. Haberman. Also explained that this is for 55 plus so there won’t a lot a cars to park for each unit. All units will be one story and handicap accessible. The will be a path to the gazebo area.

Chairman Paratore asked Mr. Bernard if he already has the state approved wetland permits.

The Board has requested another set of the latest plans for the next meeting.

The Conservation Commission has asked to walk the site, and Mr. Bernard asked if they wanted to setup a Saturday or Sunday but they want to wait until the snow is gone.

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Question about trash. Mr. Bernard stated that he will hire trash pickup for once a week. He is not a fan of dumpsters but if he has to have them he will have them in a fenced in area, as the Conservation Commission suggested.

Chairman Paratore made a motion to continue Case #07-17 Site Plan Review for Lochmere Meadow, applicant John Bernard to March 11, 2008 at 6:35 p.m. Seconded by Mr. Haberman. Vote taken and approved.

Also Chairman Paratore requested that we invite the Conservation Commission to attend the March 11, 2008 meeting. Augusta will send a notice to them.

Motion made by Mr. Haberman to adjourn the meeting. Seconded by Katherine Dawson. Vote taken and approved.

Meeting adjourned at 8:30 p.m.

Minutes prepared by Augusta Marsh