MEMBERS PRESENT:

Sarah Paratore, Chair                                        Robert Haberman
Nick Canzano                                                     James Dwyer
George Helwig (Alt)

OTHER PRESENT:

Scott McGuffin
James Cropsey

AGENDA:

6:30 p.m.        Call to order
Minutes of the May 13, 2008 meeting
Correspondence
Any other business

6:35 p.m.       Case # 08-05 – Two lots Subdivision. Applicant Christopher P. Abbott, Trustee
and Roger Abbott proposes to divide tract of land into two (2) lots, one for each
of the current owners, no anticipated change in land use. Land is located on
390 Sanborn Rd, Tilton, NH 03276 in the Rural Agricultural District.
Tax map R4 Lot 7.
Sarah states that application appears substantially complete. Sarah made a motion to accept
the application, seconded by George Helwig. Motion passed.

Scott McGuffin was present to represent the Abbott’s. Scott took the floor to address the
board. He explained that this is an effort to divide the property so Roger Abbott would not be

MEETING:

Meeting was called to order at 6:35 p.m.  Sarah asked George Helwig to sit as a full member
for the meeting.

6:36 p.m.        Case # 08-05 – Two lots Subdivision. Applicant Christopher P. Abbott, Trustee
and Roger Abbott proposes to divide tract of land into two (2) lots, one for each
of the current owners, no anticipated change in land use. Land is located on
390 Sanborn Rd, Tilton, NH 03276 in the Rural Agricultural District.
Tax map R4 Lot 7.
Sarah states that application appears substantially complete. Sarah made a motion to accept
the application, seconded by George Helwig. Motion passed.

Scott McGuffin was present to represent the Abbott’s. Scott took the floor to address the
board. He explained that this is an effort to divide the property so Roger Abbott would not be
liable for the operation of the sawmill. Sawmills are obliviously very dangerous and his nephew is taking over for his father in terms of running the mill. The idea here was to segregate that out since the insurance on the mill is fairly prohibitive for liability.

The saw mill is currently idle when Aaron come home from school he is hoping to be running the mill. The carriage may need some upgrading as it takes a beating.

The idea was to come up with some sort of equitable division that the two parties could agree to. There will be some shared easements back and forth between the two parties on the respective deeds. There is really no change of use, no change of operation just the segregation of the use.

These two lots will remain as agricultural use. The town line of Sanbornton forms a natural boundary and the land all falls within the Town of Tilton. This land will be used same as it has been for the last 60 years.

Discussion was opened and closed to the public.

Motion made by Sarah to approve the subdivision of Case # 08-05. Motion seconded by James Dwyer. Motion passed.

Mr. McGuffin will deliver the mylars for the board to sign at the next Planning Board meeting on June 10, 2008.

Sarah asked if the board has had a chance to review the minutes.

Motion made by George Helwig to accept the minutes of the May 13, 2008 meeting as written. Motion seconded by Katherine Dawson. Motion passed.

CORRESPONDENCE:

2. Belknap County Easy Access to Local Food buffet on June 5, 2008
3. Letter from Helen Hanks, Chairman of Con Comm concerning a drainage pipe floating in wetland 20’ buffer near Walgreen’s construction site.
4. Email from Jim Tarr offering his services to help towns obtain grants for cleanup contaminated properties.
5. Sustainable Land Development Today magazine.
7. Article from Town & Country “But, It’s Grandfathered!” (copy for each member)
8. After the fact wetland permit for George Ryan, Bittern Lane, Tilton. DES Wetlands File Number 2005-01021. (Copy filed in tax folder R24 Lots 5 & 22)
9. LRC is having an informal discussion on Impact Fees
The board members signed a card for the family of Raymond Smith, Jr., former planning board member who recently passed away on May 9, 2008.

7:04 p.m. Continuation of Case #08-04 – Site Plan Review for Dale Yasharian, Jr. Applicant proposes to rent office space in Riverfront Place for a construction and design business located at 322 W. Main Street, Tilton, NH 03276 in the Downtown District. Tax Map U-6 Lots 1 & 2.

James Cropsey was present to address the board concerning parking issues at Riverfront Place.

Sarah explained to Mr. Cropsey the board was looking at the parking survey and the number of spaces for the original approval was 40 for Phase I development for the square footage and the parking spaces.

There are not enough parking spaces for Riverfront Place and Riverfront Park. Katherine Dawson did an informal survey on several different days and at different times of day of the parking at Riverfront Place. She states that she parked in the handicap space as that was the only space available and the spaces for the park were full as well as Riverfront Place.

Mr. Dwyer asked if there are spaces marked reserved. Mr. Cropsey explained that was an agreement between the town and Riverfront Place that no spaces will be marked reserved.

Mr. Cropsey was pointed out by the police department since the town or state didn’t plow Rte 3/11 the parking spaces or sidewalk this winter anyone who had parked in those space are now not in the habit of doing so. Only recently have people started using those spaces.

Mr. Cropsey stated that the parking is a 2 way street. He mentioned that when there is a function at the park on a Saturday there may be no spaces in the Mill for customers to park. There will be times when parking will not necessarily work out.

Sarah asked what is the square footage that is currently in use at this time?

Mr. Cropsey stated the square footage currently in use is 10,407.83 we are supposed to be limited to 10,500 sq ft.

Katherine Dawson said the 10,500 was based on the fact that you have 45 parking spaces which you only have 26 parking spaces. If you read through the minutes dated June 13, 2000, they are including 9 spaces in municipal parking lot by the old post office and 10 spaces along the road. On Saturdays during the summer are used for the farmers’ market.

Referring to the minutes dated June 13, 2000 according to Mr. Darbyshire 45 parking space would be needed for Phase 1. The final approval for Phase I stated 40 spaces.
Sarah asks if the Riverfront Place land includes the parking spaces on Rte 3. Mr. Cropsey replied that he owns the first 2 spaces and the state picks up the rest of them.

Mr. Cropsey states that there are 7 spaces that were created when we paved the snow storage area. They are supposed to be used for employee parking and I have been trying to enforce this to free up spaces for customers.

Sarah states that the issue the board has is the assumption in the parking analysis and would like to clarify and agree on what can be counted as parking spaces.

12 spaces at Riverfront Park plus a turning space
10 spaces on Rte 3/11
Riverfront Place has 25 spaces and 7 seasonal spaces

What is the time frame to develop the parking on Mill Street?

Mr. Cropsey stated that he hasn’t found a substantial tenant at this time. We are still negotiating with restaurants and have not had one sign on maybe due to the economy. Hoping to have a restaurant signed up by fall and would be coming back to the planning board to discuss plans for Phase II and additional parking area.

Mr. Cropsey states the biggest issue is having the employees park in the designated area to free up the parking for the customers of Riverfront Place. It has been explained in their lease that they are to park in these space and I have been enforcing it today. We may need to find a way to identify employee’s vehicles with a tag or sticker.

If the board approves the rental of Yasharian then this is the end of Phase I. When you sign an agreement with a restaurant then that will be the beginning of Phase II for the additional parking spaces. Mr. Cropsey agreed with this statement.

There is overflow parking at the Church of the Assumption on Chestnut St if the parks parking area is full. Parking at the church does depend on whether it’s during Sunday Mass or a Saturday wedding.

Katherine has made a note that we people are reserving the park then notification should be sent to Mr. Cropsey. Also the people reserving the park should be told about the parking at the church. Also Katherine and the Chief of Police are working on new parking signs for the town. The area on Rte 3 should be cross hatched in front of the fire hydrant.

Motion made by Sarah to approve the application Site Plan Case # 08-04 for Dale Yasharian to rent a space at Riverfront Place for a construction and design office with the following conditions:
1. This is officially the end of Phase I development of Riverfront Place.
2. Riverfront Place will strongly encourage the tenants to use the seasonal parking spaces.
3. Town of Tilton to look at clearly marking the “Municipal Parking” areas in town for the customers of Riverfront Place.

Motion seconded by George Helwig. Motion passed.

Motion made by Sarah to adjourn the meeting. Motion seconded by Nick Canzano. Motion passed.

Meeting adjourned at 8:00 p.m.

Minutes prepared by Augusta Marsh

(These minutes are subject to the review and approval of the Planning Board)