AGENDA
6:30 p.m. Call to Order
Minutes of the January 13, 2009
Correspondence, any other business

6:35 p.m. Stephen Decoursey of Bohler Engineering to discuss expansion of Walmart

7:00 p.m. Case #09-03 Amended Site Plan for Haven Grove. Applicant seeks an amended site plan for Haven Grove from boat sales to office space. Property located at 7 Grange Road, Tilton, NH 03276 in the Mixed Use District. Tax Map R9 Lot 55.

Members Present:
Sarah Paratore – Chair
Deana Cowan
Mike Curley – Vice Chair
Robert Haberman

Others Present:
Stephen Decoursey
Roger Pitzer
Katie Ahern (Citizen)
John Bernard
Donna Rhodes (Echo)

Meeting:

Meeting was called to order at 6:30 p.m.

The Chair asked the members if they had read and reviewed the minutes from January 13, 2009 meeting. Mr. Haberman had some question on the wording in the Model Lighting ordinance but the Chair explained that the board voted on this item at the last meeting and it will be added to the warrant for the March election.

Having no other comments or correction on the minutes the Chair made a motion to accept the minutes as written. Motion was seconded by Mr. Haberman. Vote take motion passed to accept the minutes.

Correspondence:

1) LRPC – The NHPR (New Hampshire Public Radio) has teamed up with many partners to create the 2009 Interactive Town Meeting Map. There is a link to online form.

2) Sustainable Land Development (January 2009)

3) Wharton School of University of PA – Residential land use practices and conditions survey to be filled out and mailed back.

4) DES – Wetland Bureau File #2008-02182 – 496 & 504 Laconia Rd – Tilton, NH Lenard Birke property. Wetland on the R10-7 & R10-7B had been infringed upon and should items to be addressed.

5) Copy of letter sent on 1-15-09 to 209 Laconia Rd (R22 Lot 3-B formerly Tilton Home Center) requesting that the sign be turned off.
January 27, 2009
Meeting Minutes

6:35 p.m.  Stephen Decoursey of Bohler Engineering to discuss expansion of Walmart.

Stephen Decoursey of Bohler Engineering addressed the board explaining the preliminary plans to expand Walmart.

The current store size is 29,708 sq. ft and has 816 parking spaces. The property sits on just under 19 acres. The purposed expansion would be 28,709 sq. ft. making the building a total of 58,417 sq. ft.

The parking lot will be reconfigured to update the handicapped parking to meet current standards. The parking spaces will be reduced by 116 spaces brings the number of total parking spaces to 700.

Most of the area that will be used for the expansion is paved so we won’t be adding any additional impervious surface. The present lot coverage is at just under 74%. We aim to use the same utilities.

Mr. Curley asked if you are so close to the 75% coverage then you shouldn’t need any additional parking spaces as most of the spaces there a never full. I would like to see more green space in the parking area.

The board has received some feedback from the public and they are not in favor of this expansion.

Ms. Paratore asked about safety issues in the parking lot as a woman was hit crossing to her car.

Stephen Decoursey states that they will try to make this area as safe as possible but you can’t rule of the human factor.

Ms. Paratore comments that the entrance to Walmart is a nightmare and people entering don’t follow the flow pattern and cut across the parking lot. She thinks that putting in more green islands to break up the race track effect.

The parking lot lighting not sufficient should be upgrade.

Ms. Paratore asked if the site line 30 ft. wide drive around for delivery trucks would be maintained. Stephen states that his will remain so the trucks can deliver at the back of the building.

Mr. Pitzer asked Mr. Decoursey that from an aerial view end of the addition appears to be very close to the boundary. The boundary setback in this zone is 50 ft. which will be maintained.

Asked what will this expansion area house? Mr. Decoursey states he’s not sure if it is retail or possibly groceries.

Mr. Pitzer comments that we currently have 3 grocery stores why would we need another one.

Mr. Decoursey thanked the board for the chance to present the preliminary plans and for the feedback.
January 27, 2009
Meeting Minutes

7:10p.m. Case #09-03 Amended Site Plan for Haven Grove. Applicant seeks an amended site plan for Haven Grove from boat sales to office space. Property located at 7 Grange Road, Tilton, NH 03276 in the Mixed Use District. Tax Map R9 Lot 55.

The application appears substantially complete. The chair makes a motion to accept the application. Motion seconded by Ms. Cowan. Vote taken motion passed to accept the application.

John Bernard owner of Haven Grove, LLC. He would like to amend his approved site plan for boat sales and ebay business to be retail/office space and ebay business.

The building has 2 office space and 10 parking spaces. Would like to request that I be approved for retail space/office space not knowing what type of business may rent the space.

Currently the paved area is 2200 sq ft and the building is 2600 sq ft. The lot coverage in mixed use district is 50%.

The last approval stated that I should have “Caution Children” signs put up. I contacted the DOT and they said that the road doesn’t qualify due to traffic volume.

Does the board have any questions.

Mr. Curley asked if you had contacted DOT for an updated driveway permit. Mr. Bernard stated that he has had several updated driveway permits over the years but would contact them again.

Discussion opened and closed to the public.

Motion made by Chair Paratore to approve the site plan for the change from boat sales/ebay business to office/retail/ebay business with following conditions:
1. Must comply with the towns signage regulations
2. Update driveway permit with DOT
3. All exterior lighting shall be downcast
4. Compliance with State Fire Codes

Motion seconded by Deana Cowan. Vote taken motion passed.

Other business:

The Chair read the letter from DES concerning Lenard Birke property at 496 & 504 Laconia Road to the members.

Mike Curley let the board know that he will be on vacation and not available for the February 24 meeting.

There are no cases scheduled for the February 10 meeting so we won’t have a meeting.

Motion made by Deana Cowan to adjourn the meeting. Motion seconded Mike Curley, vote taken motion passed.
Meeting adjourned at 8:10 p.m.

Minutes prepared by Augusta Marsh

(These minutes are subject to the review and approval of the Planning Board at the next scheduled meeting.)

* These minutes were approved at the February 24, 2009 Planning Board meeting.*