TILTON PLANNING BOARD – MEETING MINUTES  
March 24, 2009

AGENDA                                                                       (Approved on 4-14-09 with changes)
6:30 p.m.    Call to Order
Minutes of the March 10, 2009
Correspondence, any other business

6:35 p.m.    Case #09-07 Eased Edges owner Brian Flanders seeks a site plan approval to
construct a retail building and garage space for hearth stove products business. The
property is located at 256 Laconia Rd, Tilton, NH in the Resort Commercial District.
Tax Map R20 Lot 25.

7:05 p.m.    Workshop

Members Present: Sarah Paratore – Chair, Mike Curley- Vice Chair, Robert Haberman,
Katherine Dawson, Ex Officio and James Dwyer.

Others Present: Brian Flanders and Mark Flanders

Meeting:

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

The review and approval of the minutes from February 24 and March 10 will be done at the next
meeting as all the members present were not in attendance for the previous meetings.

Correspondence:

1. Town of Belmont – Agenda – Abutters Hearing – Susan Youssef for property located
   at 252 Daniel Webster Highway in a “C” Zone on the aquifer.
2. Sustainable Land Development Today – March 2009
3. LRPC – Request for nominations in recognition made through the Kim Ayers Award.
   Submittal of your nomination by Friday May 1, 2009.
4. DES issuing Alteration Terrain Permit: WPS-8368 Re: Winnipesaukee River Trail,
   Phase 2
5. Regional Notification from the Town of Weare for Personal Wireless Service Facility
   will be held on March 26.

6:35 p.m.    Case #09-07 Eased Edges owner Brian Flanders seeks a site plan approval to
construct a retail building and garage space for hearth stove products business. The
property is located at 256 Laconia Rd, Tilton, NH in the Resort Commercial District.
Tax Map R20 Lot 25.

The Chair reviewed the application and it appears substantially complete and makes a motion to
accept the application. Motion made and seconded by Mr. Curley, vote taken and motion passed.

Mark Flanders is a co-owner of the property with his brother Brian Flanders. Mark presented an
updated site plan for the board to review. Basically I have updated the elevations. We currently
sell gazebos, play sets, and sheds. We are proposing to add a building to allow us to sell hearth
product stoves and fireplaces. The total building is 2880 sq feet which is less than the 3000 sq
feet allowed, 1460 sq ft is showroom and a couple of small offices. We are not changing much of
the infrastructure other than to make it better by widening the road in places and adding parking
spaces in front of the building. The area where we currently have parking we will be having the
grade brought up, widening the entrance from the street, reworking the grade some for the
delivery trucks.
The hearth products is low intensity use so there shouldn’t be a great change in traffic, it’s more that there will be traffic year around, in the past we have closed in the winter.

Mr. Curley asked if they were still using the same entrances. Mr. Flanders explained that they are permitted both entrances but the lower entrance will be removed as the upper entrance is much safer situation. Mr. Curley asked if they were going to keep it gravel. Mr. Flanders replied that they are paving the parking area and the entrance but the rest will remain gravel.

External lighting – Mr. Flanders comments “that all the lighting has not been finalized but sign will remain as is (downcast)”. The only outside lighting will be the front entrance to the building and downcast floodlight by the rear overhead door.

Katherine Dawson asked how far away from the boundary is the southeastern corner of the building? The setback is 30 ft and doing a rough estimate it looks like it might be real close to the 30 ft. Mr. Flanders states that the building is behind that 30 ft setback. Dawson comments that the proposed paving is not. Our reading of the ordinance we assumed that the parking area did not have to meet the building setbacks. The reason we assumed that is our current parking is outside the setbacks. That parking was pre-existing.

Open discussion up to the public. Receiving no public input closed to public discussion and reopened to the board.

Dawson has a concern with the paved area (1st parking space) should be removed. What do you have to prevent cars from continuing to pull off just below the display area. Mr. Flanders explained there are proposed grade changes to build the area up to make the incline less to 4ft (2 to 1 slope). Are you going to grass the area over so the dirt doesn’t wash down? Mr. Flanders agreed that they will be grassing this area. Dawson asked that this item be a requirement. All the area that are disturbed during construction will be seeded if not called out as gravel surface. All slopes should be covered with grass, gravel or stone to prevent erosion.

Dawson asked it would be possible to put some type of curb or something to prevent from cars pulling off there to look at your display area. The Flanders didn’t think that would be allowed because it is a state road but they will ask DOT if anything can be done. Brian Flanders states that when we raise this area 4 feet people won’t stop to climb that slope.

Dawson asked if they were going to raise the existing display area. They explained that the concrete pad is coming up to make it look more uniform. This will be a natural deterrent to keep cars from parking on the edge.

DOT will need to be notified for an updated driveway permit. We have contacted them and just need to fill out the forms.

Flanders explains that there is some water that comes down and collects at the stone basin at the beginning of the culvert. There is a swale area that leads to a stone area which fans out on the lawn. Dawson comments that rip-rap area is right on your boundary, what’s on your neighbor’s side? Are you going to create a wetland on the neighbor’s property by doing this? Flanders explains that the neighbor already has a wetland there. Dawson feels that the Conservation Commission needs to review these plans.

The board could continue this case until the Conservation Commission has reviewed your plan. The next meeting of Con Comm is April 20. Mr. Flanders states that they have a timing concern to get this up and running to before the summer season.

Flanders asked if we were to eliminate the culvert could we proceed. Dawson noted that the rip-rap would also need to be removed.
We understand you have time issues but we as a board have to make sure that 2 years down the road we don’t have someone coming to us because the water runoff is causing a problem.

Curley asked what if they did remove the culvert and rip-rap? They agreed that the water would run like it used to but we could proceed with the building and look into the water issues at a later time.

Mr. Flanders states that if we can get a conditional approval tonight by taking it out of the picture then it’s done. We will visit the Conservation Commission and see if we can get it figured out. All drainage and rip-rap stone and no additional culverts will be installed.

The Chair asked Augusta to contact Eliza Conde to get them on the next agenda and ask if they would do a site visit prior to the Con Comm meeting.

Also you will need to file a new application for an amended site plan approval for the drainage once you have met with Con Comm. Next available Planning Board meeting will be on April 28 and the application will need to be in on April 3.

Chair made a motion to approve site plan for Case # 09-07 with the following conditions:

1. The paved area on the submitted plans will be moved back to adhere to the 30 foot front setback for that zone as specified by the ordinances.
2. All slopes created should be covered with ground cover sufficient to prevent erosion.
3. Compliance with the Town of Tilton sign and lighting ordinances.
4. Compliance with Federal, State and Local permits
5. Compliance with all State Fire Codes.
6. Do not create any new culverts or redirect the natural flow of waters without the review and approval of the Conservation Commission and Planning Board.
7. Eliminate all rip-rap area on the proposed site plan and do not move the culvert indicated on the site plan with the review and approval of the Conservation Commission and Planning Board.
8. The final site plan must have the certified wetland soil scientist stamp on it.

Motion seconded by Mike Curley. Vote taken passed by unanimous vote.

Other Business:

The Chair must send letters to the following business to turn off the signs:
   1. Former location of Winnisquam Auto
   2. Twin Rivers Realty is no longer open and the building is for sale or rent.

In the future subdivision/site plan application must be copied and submitted to the Conservation Commission to review and comment on before the applicant present to the planning board.

Election of Officers:

Katherine Dawson nominates Sarah Paratore as Chairman. Nomination seconded by Mike Curley. Vote taken, and was approved.

Katherine Dawson nominates Mike Curley as Vice Chairman. Nomination seconded by Sarah Paratore. Vote taken, nomination approved.

Sarah Paratore nominates Domenic Canzano as Secretary. Nomination seconded by Katherine Dawson. Vote taken, nomination approved.

The officers of the Planning Board are as follows:
TILTON PLANNING BOARD – MEETING MINUTES
March 24, 2009

Sarah Paratore – Chairman
Mike Curley – Vice Chairman
Domenic Canzano – Secretary

Motion made by Sarah Paratore to adjourn the meeting. Motion seconded by Mike Curley. Vote taken motion passed.

Meeting adjourned at 8:20 p.m.

(These minutes are subject to the review and approval of the Planning Board at the next meeting scheduled for April 14, 2009)

*Minutes were at the April 14 meeting with a few changes*