Town of Tilton  
Planning Board Meeting Minutes  
April 14, 2009

AGENDA

6:30 p.m. Call to Order  
Minutes of the February, 24, 2009. March 10, 2009 and March 24, 2009  
Correspondence, any other business

6:35 p.m. Public hearing to review the Master Plan of Tilton Update of 2009. Copy of the Master Plan is available on the town website.

7:00 p.m. Jeff Fournier has request a conceptual to discuss property at 490 Laconia Rd., Tilton, NH 03276 in the Mixed Use District.

Members Present: Sarah Paratore – Chair, Deana Cowan, Robert Haberman, and Katherine Dawson, Ex Officio.

Members Not Present: Mike Curley – Vice Chair, Nick Canzano – Secretary, and James Dwyer

Others Present: Kathi Mitchell and Jeff Fournier

Meeting:

6:36 p.m. Meeting was called to order.

The board will review the minutes and the correspondence after the public hearing.

6:40 p.m. Public hearing to review the Master Plan of Tilton Update of 2009. Copy of the Master Plan is available on the town website.

Sarah opened the public hearing. The Master Plan has been in the process for a few years. The last Chair left in 2005 or 2006 and the board at that time voted to approve the plan and move forward with a public hearing but then we had some revisions to the Natural Resource Chapter. At this point it was the chapter had been emailed to the board for review. At this time we should go over the Master Plan, not just the Natural Resource Chapter.

Mr. Haberman has reviewed the master plan and what caught his attention were the water resources. The brooks, rivers, and lakes are supposed to be identified in the Natural Resource Chapter.

Katherine Dawson comments that this is not the Master Plan in itself. These are the chapters that we were asked to update from the 1994 Master Plan. Once these chapters have been adopted they will replace those chapters and the rest of the Master Plan to be left intact.

The Chairman confirms that this is correct. It will pickup the water resources map, utility map, and chapters 10 and 11 which are the historic district and downtown district.

Kathi Mitchell referring to the Natural Resource Chapter, the first item that came to my attention mentions surface water but the real focus is on the aquifer. The Comprehensive Shoreland Protection Act should really be referenced. In various sections there is talk about surface water being good for drinking water in the future but never mention that surface water in Tilton is good for recreation and tourism. That is a great reason to keep it clean as the real focus is recreation and tourism in this town.
Under Water Resources Management and Protection surface water is just listed for fire protection and possible drinking water, which seems a little limiting. It would be nice to have Shoreline Protection added in this area. Also under present and future use of surface waters (pg 4 section B 1st paragraph) should add shoreline protection, recreation use, tourism and wildlife.

Page 5 the last paragraph before Section C which discusses a common tri-town aquifer ordinance. This has been determined that this doesn't work for all towns to the new committee which Mr. Haberman is on is working on writing an ordinance specific each town that meets the towns needs. We may not need to include this language and will clean it up.

Section C, Real and & Potential Threats to Water Resources. This again discusses the aquifer, but like to see surface water added such as the Shoreland Protection Act.

On page 6 the growth and development, which is mostly of the Belmont and Northfield. Not sure why it was in there. Especially since the master plans for each of those towns doesn’t include Tilton. It doesn’t seem to have much to do with water.

Katherine Dawson states this was added due to the shared aquifer that the drinking water is coming from.

On page 7 under Potential Contamination Sources in the next to last paragraph on the page states that detailed information on potential contamination sources can be found in the tri-town study report. This information can also be found in the Natural Resource Inventory.

Page 8 the threat reduction plan also refers to ground water not surface water.

Chair Paratore asks Kathi what she is looking for us to say about surface water. The majority of this chapter was taken from what the conservation commission gave us. The only items removed where the statements that were directly indicating ordinances should be developed as a result of this. What should go in to this chapter about surface water protection specifically?

Kathi refers to section B to be sure to include Shoreland Protection information.

Kathi also notes on page 8 the last paragraph they talk about the Best Management Practices Manual designed for homeowners. I have read the Tri-town Aquifer which was designed for engineers, developers, business owners, town officials but never really addresses homeowners. For homeowners they basically state that recycling is good and don't wash you car in the driveway. How do engineers or developers coming to the area learn about the Tri-Town Aquifer project? This is very important to the area.

Mr. Haberman notes that all big projects need to come before the planning board and we would review and ask for continuation so the board could further review the projects. If the project is really complex development, we have the ability to hire an outside source to review the project to insure that all areas and criteria have been met.

Kathi asked that on page 10 we remove the word precious and preserving the natural serenity of this precious wildlife resource. I like the wildlife but think is was a strange goal. It
is an important resource but this document doesn’t talk about air pollution, soils or the 55% of Tilton that is forested.

Also on the first page the recommendation for the aggressive acquisition of easements for wildlife. The Chair comments that she thinks this means more acquisition of open space. We could change this to read “more acquisition of open space”. Kathi agreed that would be a better statement.

The Chair asked if any members of the board had any comments or input.

Katherine Dawson had a comment on page 4 where it talk about present and future use of surface waters Tilton Northfield Aqueduct Company uses well fields in Northfields as it source. Fire protection needs of downtown Tilton and the adjacent village in Northfield. Northfield is a town, not a village. This needs to be changed. Also the water already extends to east of 93 as far down as the Hampton Inn. We mention the Tilton-Northfield Aqueduct but shouldn’t we include the Lochmere Village District that draws it water out of Silver Lake.

Sarah notes that the Tilton-Northfield Aqueduct Water District and the Lochmere Village District is also discussed in the Communities Facilities Chapter. Sarah notes that we need to get an update from the Lochmere Village Water District.

7:15 p.m. Sarah thanked Kathi Mitchell for her input and closed the public hearing.

7:20 p.m. Jeff Fournier has requested a conceptual to discuss property at 490 Laconia Rd., Tilton, NH 03276 in the Mixed Use District.

Mr. Fournier is interested in purchasing the property but only if I vision I have for the property meets with town’s criteria. This building is an old colonial which has a large parking area, has a lot of nice woodwork and fireplaces that you could enhance in a retail kind of way. The property has 2 entrances in and out of it.

The question was asked how much of the parking lot goes with the house. Mr. Fournier states there are 2.36 acres this was an old fence company which is on the left side of the parking. The east side of the property there is a driveway and fence next to the Lucky Lenny property. There is a quarter of acre that is cleared and flat and further down back there is additional parking for employees.

My wife and I would like to purchase the building and turn it into an old fashion ice cream stand with a wrap around farmer’s porch. We would use this as retail business to sell ice cream and sandwich shop. The sandwich shop would be simple carved meats and maybe some soups.

The upstairs of the building I want to use for my family as I have 3 kids under 5 and want to have my family here as well as run a business.

I don’t want to waste anyone’s time if you don’t feel this meets the vision for the town.

Katherine states that a restaurant in Mixed Use District is by “Special Exception” so he would need to go before the ZBA for a variance. Once you have the variance then you would come to the Planning Board for a site plan approval to insure that you meet the zoning regulations.
Mr. Fournier feels with the traffic at this location that he would do very well.

Augusta gave Mr. Fournier the “Special Exception” application and the schedule of meeting for the ZBA.

Minutes:

Motion Made by Sarah to approve the minutes of the meeting held on Feb 24, 2009 and March 24, 2009 with the corrections requested by Katherine Dawson. Motion seconded by Mr. Haberman, vote taken motion passed.

The March 10, 2009 meeting minutes will need to be approved at the next meeting to be held on April 28, 2009 as all board present at the March 10 meeting we not present this evening.

Correspondence:

- Belmont Planning Board agenda for April 27 for two case that are on the aquifer Susan Youssef PB#1608P and Blue Sky Enterprises, Inc PB# 0409P.
- Belmont ZBA meeting agenda for April 22 meeting Richard & Becky Simonds ZBA# 1209Z in the aquifer.
- Letter from Helen Hank of the Con Comm informing Al and Planning Board that a wetlands violation is being sent to DES for property on Clark Rd. Violation of the zoning ordinance (20 ft buffer to wetlands)
- Email from Sandy Plessner from a citizen concerning the Walgreen sign at 4 Sanborn Rd that is flashing and scrolling that needs to be stopped as they agreed to only to change the message twice a day and they must comply.

Other Business:

Now that we have had the public hearing we need to make the changes and adopt the master plan. Sarah will email all the changes to the board members for them to read, review and the board will adopt the master plan at the meeting to be held on May 12, 2009.

We have a request from the Allison Howe at NH Mentor to put signs (similar to the political signs) advertising for the foster parents. This type of signage is not allowed. The board feels that they could advertise in other ways such as the radio, newspaper, website and/or store fronts.

Sarah read the email for the concern citizen concerning the Walgreen sign in to the record (see attached). Katherine stated that Al LaPlante went over and talk to them today but only spoke to the store manager. Sarah feels we should the Planning Board should send an email to the attorney Fritz Moeckel informing him that the citizens are disputed by the flashing, dancing light which was agreed to be changed only twice a day for a static message.

Katherine asks is there recourse if they don’t comply with variance. Enforcement RSA 676 any person, firm or corporation who violates any provision of this ordinance shall be charged with a violation upon conviction punishable by a fine no more than the State of NH maximum penalty for each day of the violation. These fines can be steep.
Albert LaPlante needs to send a letter informing them that they are violating their ordinance/agreement and quote RSA 676:17. This letter should be sent to Walgreen’s and cc the attorney Fritz Moeckel, and the store manager.

Motion made by Sarah to adjourn the meeting, seconded by Deana Cowan. Vote taken and motion passed. Meeting adjourned at 8:30 p.m.

Minutes prepared by Augusta Marsh, Land Use Assistant.

(These minutes are subject to the review and approval of the planning board at the next meeting to be held on April 28, 2009)