TILTON PLANNING BOARD
Meeting Minutes – April 28, 2009

Members Present:  Mike Curley – Vice Chair, Deana Cowan, Nick Canzano, Robert Haberman, & James Dwyer

Members not present: Sarah Paratore, Chair and Katherine Dawson, Ex Officio

AGENDA

6:30 p.m.  Call to Order
Minutes of the April 14, 2009
Correspondence, any other business

6:35 p.m.  Case # 09-08 Amended Site Plan  Eased Edges owner Brian Flanders seeks to
Amended site plan to add drainage swales and culvert to reduce sediment erosion.
The property is located at 256 Laconia Rd, Tilton, NH 03276 in the Resort
Commercial District.  Tax Map R20 Lot 25.

7:00 p.m.  Conceptual discussion with Charles and Vicky Hussman.

Meeting:

6:30 p.m.  Meeting was called to order by Mike Curley – Vice Chairman.

The minutes of March 10, 2009 can be accepted as all the members that were present
for this meeting are present this meeting.

Motion made by Mike Curley to accept minutes from the March 10th meeting with
some grammatical corrections.  Motion seconded by James Dwyer.  Vote taken,
motion passed.

Correspondence:

• Public hearing Gilford Zoning Board of Adjustment will be held on 4-28-09.  
  Special Exception to remove 2 telecommunication towers and construct 182’
  tower and add 24 antennas and equipment shed.
• Brochure Building Communities that work.
• Sustainable Land Development issue (April 2009)
• LRPC Commission meeting to be held on May 11, 2009 in Moultonborough. NH
• Letter from Doug Embree, Twin Rivers Realty addressing our letter requesting
  that the sign be turned off.
• Conditional use permit for driveway within 20 ft of wetland buffer Eased Edges.
• Lochmere Meadows re-inspection dtd March 2nd NHDES has determined the
  site in now in compliance with the permit condition.

6:35 p.m.  Case # 09-08 Amended Site Plan  Eased Edges owner Brian Flanders seeks to
Amend the site plan to add drainage swales and culvert to reduce sediment erosion.
The property is located at 256 Laconia Rd, Tilton, NH 03276 in the Resort
Commercial District.  Tax Map R20 Lot 25.
Mike read the email received from Brian Flanders requesting a continuation to May 12 meeting. (Copy of the email inserted)

Augusta,

This email is to confirm our phone conversation on April 20th to continue our case to the next meeting on May 12th. Thank you for your help with this matter.

Brian S. Flanders
256 Laconia Rd.
Tilton, NH 03276
Tel: 603-286-2700
Brian@easededges.com

Motion made by Mike Curley to continue this Case #09-08 to the May 12, 2009 Planning Board meeting. Motion 2nd by Nick Canzano, vote take, motion passed.

Case #09-08 has been rescheduled to May 12, 2009 at 7:00 p.m.

7:00 p.m. Conceptual discussion with Charles and Vicky Hussman.

Charles Hussman - We are just in the beginning process looking for the steps or advise that we would need to follow for a subdivision. The properties that we are discussing are located on

- 77 Winter St Tax Map R17 Lot 19  2.68 acres in Medium Residential District.
- 9 Winter St Tax Map U06 Lot 36   4 acres in the Medium Residential District.

The property on 9 Winter Street is my mother estate that has adjoining property on Cedar and Maple Court. This abuts 3 roads which all provide town water and sewer. This property is in Village Residential District (VR) the minimum lot size would be 1500 sq ft.

Our property is located on 77 Winter Street across from the Middle School. Our land doesn't adjoin my mom's property. We are looking to subdivide the property in the back of my mother's estate and my property into building lots. This would allow 2 lots provided you have 100 ft of frontage for each lot in the MR district. If wetland it is 1 acre minus the wetlands.

After much discussion of the properties, type of land and what maybe possible as a subdivision.

The board suggested that they get a whole survey done, determine how much wetland there is and if there is more than 2 acres you are all set for the subdivision.
TILTON PLANNING BOARD
Meeting Minutes – April 28, 2009

We have a shared deeded right-of-way which we currently use to access the lot we are thinking of subdividing. This will need to be tied into the subdivision if the acreage works out.

The board suggests that the Hussmans’ have a complete survey done. The surveyor that you hire usually has a soil scientist they work with that can stamp the survey noting if there are wetlands or not.

Other Business:

There have been some issues that have come with Paul Morrissette of 262 Main Street (old Sant Bani Press building). Al LaPlante and the Brad Ober from the Fire Dept did review per Mr. Morrissette request. Brad had a question as the approval letter was for an apartment in the smaller section of the building. The larger section of the building Mr. Morrissette wants to use to store antiques, appliances, auction items, and car parts on the 1st and 2nd floor.

After some discussion with Mr. Haberman who viewed the building after the previous meeting. Mr. Haberman confirmed that going thru the right of away to the small building in the rear there would be enough parking and turning radius. There is an open section which connects the 2 buildings together.

When Mr. Morrissette came to us he did not mention anything about the storage of any items.

Deana Cowan was lead to believe that this was a 2 story building with the garage underneath. So this actually is a 3 story building, the first and second floor to accommodate the apartment then the ground floor to be a 2 car garage. The discussion had nothing to do with the larger area.

Nick comments that if Mr. Morrissette is going to have the apartment for his use which would be go OK but if he is going to rent the space then he needs to have sprinklers installed.

The board determined that Mr. Morrissette will need to come back for an amended site plan if he plans to have storage of such items in the large of the buildings.

Motion made by Mike Curley to adjourn, motion seconded by Nick Canzano. Vote was taken and motion passed to adjourn the meeting.

Meeting adjourned at 7:45 p.m.

Minutes of the meeting were prepared by Augusta Marsh, Land Use Assistant.

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