AGENDA
6:30 p.m.  Call to Order
Minutes of the September 9, 2009
Correspondence, any other business

6:35 p.m.  Conceptual to develop the property at 504 Laconia Rd (R10/7).
Todd Rodgers is interested in purchasing the gray building to house
bakery to make dog treats and to have a pet supply store or florist in
the other section of the building.

Members Present:  Sarah Paratore – Chair, Mike Curley – Vice Chair, Nick
Canzano, Robert Haberman.

(Members not present: Katherine Dawson, Ex Officio and Deana Cowan)

Others Present:  John Bernard, Susan Hankin Birke, Lenard Birke, Ken Hassen,
and Todd Rodgers

Meeting:

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

Minutes:

The Chair asked the members if they had reviewed the minutes of the Sept 8,
2009 meeting.

Mr. Haberman had a question concerning the C I P – Impact Fee analysis. The
Chair explained that we need to have the impact fee analysis done. We hire an
organization to help us developed impact fees that will be assessed to large
developers who come in to build and impact the use fire, police services as well
as the roads. We received a quote from LRPC but are checking with several
others for vendors for quotes.

Having no additional question or changes a Motion made to approve the minutes,
2nd by Mike Curley. Vote taken motion passed to accept the minutes.

Correspondence:
  • Belmont Planning Board agenda for 9-28-09 meeting
  • Belknap County Registry of Deeds new flyer explaining what is a plat law
and registry contact information
  • LRPC Meeting on Sept 28, 2009 at Chase House in Meredith, NH
  • Standard Dredge and Fill Application form – Town of Tilton DPW for work
to be done on Pine Street bridge and Packer Brook
• Email from Erica Anderson – table showing towns with groundwater protection. Statistics about 1/3 of the state and the lakes region have some type of protection.
• Belmont ZBA meeting agenda for 9/23/09 meeting.
• Brochure 1-day seminar in Manchester Dec 3, 2009 litigating disputes over easements and restrictive covenants. (Still have a credit with them if someone wants to use it)
• Stantec Connect brochure – new regulations of impact on underground storage tanks owners.

Sarah noticed on the state website that the Fall Planning & Zoning Conference is now taking registrations. The registration is paid by the town.

Mr. Haberman would like to attend. Augusta will print off a copy of the registration form off the web site.

6:35 p.m. **Conceptual** to develop the property at 504 Laconia Rd (R10/7).

Todd Rodgers is interested in purchasing the gray building to house bakery to make dog treats and to have a pet supply store or florist in the other section of the building.

Sarah informed Mr. Rodgers that this is conceptual so no formal application and no decision can be made this evening.

Todd Rodgers explained that he is interested in the gray building on Lenard Birke’s property located at 504 Laconia.

His intent is to have a bakery called The Dog Bonery Kitchen that will make dog treats. The remainder of the building maybe used for retail pet products and a florist shop.

Sarah asked if Mr. Rodgers had reviewed the zoning to see if this is permitted there.

This area is zoned as MU (Mixed Use) which would allow retail.

The Chair asked what the building was previously used for.

Mr. Birke explained the building was previously used for the manufacturing of furniture and refinishing of antiques. They also sold the furniture and antiques out of there. One of the buildings had to be moved as there is a pending subdivision when the sewer lines had gone through. This parcel will be divided into 2 lots.

Mr. Canzano asked if this is the big gray building they want to use.
Mr. Birke the gray building is original building but has been added onto. The original building was 50' x 20' and now it 50' x 40'.

The Chair notes this building was a business so there would be not change of use, there is available parking and area for snow removal.

Mike Curley stated that Mr. Rodgers may want to review the lightning and sign ordinances.

Mr. Birke was asked if this building was hooked to the sewer. He replied that this building never had water or sewer but will be hooked up.

The Chair informed Mr. Rodgers that he will need to submit an application and come back for a site plan that will show full set of plans, where the parking and snow storage will be, the design and size of the sign as well as its location. Lighting is installed and the location of the lights.

**Other Business:**

The board needs to decide if we want to put forward this ordinance for groundwater protection for the voters to vote on in March 2010.

Nick presented a package of his findings from DES on hydrological studies. The board reviewed the maps. The package contains map of several surrounding towns.

The board will need to have an overlay so we could lay it over the town map to determine if they an area is in the aquifer district. The map that was supplied by LRPC has the aquifer area shown over our town map with the streets. What we really need is a map with more detail so we could pinpoint a certain lot.

M. Curley suggest these maps could be done in a book format that is either 8 ½ x 11 or 11 x 17 and have each page with more detail with closer zoom image. If we could get a 100 scale map format which is 1 inch to 100 ft. would give us more detail.

The Chair to contact LRPC to if the book format is possible and how much detail we could get.

The map we received from LRPC will be laminated to protect it and to have it available for the public hearing and at the election.

The Chair asked if the board feels they want to put this on the ballot for the voters in March 2010.
The Chair asked if the board members are in favor of putting this on the ballot to make this Groundwater Protection Ordinance part of our zoning.

The board voted in favor of putting the Tilton Groundwater Protection ordinance forward.

A public hearing will be scheduled for October 13, 2009 meeting. Notice will be sent to the paper by Sept 28, 2009.

The Chair asked if we have had any response to the request for new members.

Augusta hasn’t heard of anyone applying to be on the board. I also heard from Deana Cowan.

The Chair suggested that a letter be sent to her to see if she could be moved to an alternate.

Motion made by M. Curley to adjourn the meeting, 2nd by Nick Canzano. Vote was taken and motion passed.

Meeting adjourned at 7:25 p.m.

Minutes prepared by Augusta Marsh

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