Members Present: Sarah Paratore, Nick Canzano, & Robert Haberman

(Not Present: Katherine Dawson & Mike Curley called noting they had other commitments this evening. Deana Cowan no call)

Others Present: No one from the public attended.

AGENDA

6:30 p.m. Call to Order
Correspondence, any other business

6:35 p.m. Continuation of Case #09-13 Site Plan Review for Lochmere Market Place. Applicant James Blackie is proposing to open a market to sell Antiques and craft items in the building which formerly was hardware store. Property is located at 496 Laconia Rd, Tilton, NH 03276 in the Mixed Use District. Tax map R10 Lot 7B.

Meeting:

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

Minutes:

The minutes for Sept 22, Oct 27, and Nov 10 will be reviewed and approved at the next regular meeting scheduled for Jan 26, 2010. The board did not have quorum.

Correspondence:

- Letter to LRPC from the Board of Selectmen that Normand Boudreau to serve a four year term as a Commissioner on the LRPC
- Sustainable Land Development (Nov 2009 issue)
- NH DES Wetlands Bureau Standard Application for WRSD Winter & Deer Street – Middle School Athletic Field – dredge & fill 225 ft of wetland after the fact for culvert replacement.
- Email from LRPC – 2009-2010 Congestion Mitigation & Air Quality (CMAQ) Application Process grant program created to assist in improving air quality.
- Email form Pierce Rigrod at DES Drinking Water & Groundwater Bureau offering assistance in outreach options for FAQ sheets for groundwater protection ordinance.
- Copy of letter sent to Exit Lakeside Realty – concerning sign operating in violation of the ordinance.
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- DES – Wetland Bureau – Minimum Impact Expedited Application for proposed waterline construction and culvert replacement along Rte 3 & W.Main St.

6:35 p.m. **Continuation of Case #09-13** Site Plan Review for Lochmere Market Place. Applicant James Blackie is proposing to open a market to sell Antiques and craft items in the building which formerly was hardware store. Property is located at 496 Laconia Rd, Tilton, NH 03276 in the Mixed Use District. Tax map R10 Lot 7B.

The applicant James Blackie failed to appear for the scheduled hearing.

Motion made by Sarah Paratore to disapprove Case #09-13 for failure to provide the additional information requested to make a decision. Motion seconded by Robert Haberman. Vote take motion passed.

A new application will need to be submitted if Mr. Blackie would like to move forward with the Lochmere Market Place.

**Other business;**

Sarah reviewed the notice of lot merger for Clifton Buswell to merger R10 Lot 6A and R10 Lot 3 into one lot or record to be R10 Lot 3 for total acreage of 1.29 acres. The notice of lot merger was signed by Chairman Paratore.

Paula Hiuser from Lakes Region VW – Audi called on November 30 to find out if it would be possible to get an extension on the site plan approval of March 26, 2006 on the property at 18 Bittern Lane or would the need to do a new site plan.

Sarah Paratore reviewed RSA 674:39 Four-year Exemption.

RSA 674:39 I (a) Active and substantial development or building has begun on the site by the owner or the owner’s successor in interest in accordance with the approved subdivision plat within 12 months after the date of approval or in accordance with the terms of the approval.

This property has had no active or substantial development in the past 4 years.

Lakes Region VW and Audi will have to submit a new application for site plan approval of this site.

Sarah explained to Nick the information that she had printed off line for Holderness dealing with condo/timeshare conversions.
Nick read the copy and agreed that this may be useful in Tilton as we have several of those conversions. Sarah will put together written proposal for change so we can have a public hearing at the Jan 26 meeting. She will email a draft to all members for their review and input before Jan 8th.

Suggestion about the storage containers being used in town. These containers are only allowed by special exception. Maybe some changes to chart of permit uses which would allow the storage containers in certain districts such as RG, GC by permit and the town could charge a fee by the month, 6 months or the year.

This topic will require further discussion.

Sarah discussed the letter was sent to Exit Lakeside Realty requesting that they comply with to ordinance concerning there.

Mr. Haberman asked if there has been any interest from the public to join the Planning Board. He wondered if we should approach the Tilton School to see if any of the teachers/personnel might be interested in being on the board.

Motion made by Sarah to adjourn the meeting, seconded by Nick Canzano.

Meeting adjourned at 8:30 p.m.

Minutes prepared by Augusta Marsh

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

*Minutes approved on 1-26-2010.*