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

Minutes: M. Curley made a motion to accept the minutes as corrected. 2nd by S. Plessner. Motion passed.

Correspondence:

- The Selectmen would like to invite the planning board members to hear a presentation about the State’s mapping project on August 19 at 6:30 p.m. at the town hall.
- DOT temporary driveway permit (R10/7B) 496 Laconia Rd to expire 7/27/11.
- DOT temporary closed driveway permit (R10/7) 504 Laconia Rd to expire 6/26/11 for Drive 1 and temporary driveway permit to Buzzy’s Restaurant.

S. Plessner commented on the State parcel mapping project that this could be very useful to the board and hoped all the board member will attend and be able to have input. If the date of the presentation changes, Augusta will notify the members with the new time and date.

M. Curley asked to have Al LaPlante go out to Meltaway on Rte 3. The lighting is not down cast it is at a 30 to 45 degree angle.

6:37 p.m. PB Case #10-05 – Continuation of Site Plan Review of Walmart expansion.

Peter Imse from Sulloway & Hollis and we represent Walmart. You will be hearing tonight from Jim Gallagher from PB2 Architects and Matthew Smith from Bohler Engineering.

We are here to discuss the questions and options relative to the architectural design of the building, how they would like to redo the façade. What they have shown so far is an improvement over what is currently there.
It is important of business in the United States and the world using distinct designs for their businesses and products. The brand identity really works and is important. We have learned to recognize them where you are.

Jim Gallagher at PB2 Architects addresses the board concerning the new design of Walmart.

J. Gallagher – Everyone here is familiar with what Walmart looks like today. It is not what we want or what the board wants. We have elements of our new branding. They are the curved elements, the awnings, new logo and the color.

One of the issues here is we have an existing building so we are already limited on what we can do. One of Walmarts major programs is the sustainability program. Part of the reason we are expanding this store instead of replacing it by moving somewhere else or demolishing it and building a new one is the core of this program is to take what you have and work with it. We want to make this store more sustainable, make it better, and bigger so we have to work with what we have.

As stores go this is a relatively small addition. We are adding on to the side to building and changing the front. We will be adding a few feet to the entrance moving it over to line up with the merchandising and cart storage. We will be reducing the number of signs dramatically with the new program. We are updating the signs with a new logo. The existing signs square footage is 600 sq ft and the new plan 595 sq ft so we are reducing the square footage and the number of signs.

One of the problems working on an existing building many years ago someone decided how much snow load could be carried by that roof. If we raise the parapets up, this will increase the ability to trap more snow. So we are limited to what we can do with the profile of the store.

S. Paratore – The profile are facades which are not actual roof lines that are going to hold snow. I’m talking about the curve item is what I’m talking about are architectural details that are not load bearing. Why couldn’t they be peaked?

J. Gallagher – That is correct and we can make them as strong as they need to be because we would be adding these on. If we peak them then we have of worry about snow falling off onto the customers.

S. Paratore – Take Old Navy looks like New England with peaked roofs and white trim and clapboards. It look like it belongs here and they didn’t lose their identity but you know them by their signage and logo. I think this could be done without losing Walmart identity. The snow load concern but I think there are changes that could be made to that façade to make look like the other building in this area so we don’t take on Walmarts identity but blends into the town. This is important to the small town New England character is important to the state of New Hampshire for more then it looks nice. The state depends on tourism dollars and people right now are tending to drive right thru Tilton as we don’t look like a small New
England town. I think this is important for the town’s financial success as well as cultural heritage.

J. Gallagher – explains the covered awnings which protect the entrances.

N. Canzano – the slopes will only have a small problem with snow than a peaked.

J. Gallagher explains that a slope would have less velocity and speed than snow coming off a peaked than a curve roof. The curve the snow would shed to the side instead where the customers are. This slope may protrude about a foot.

S. Paratore doesn’t understand how all the other businesses manage not to have snow fall on their customer’s heads if they all have pitched roofs.

J. Gallagher not sure what they do but Walmart has several thousand stores and they are basing this on their experience in the northern climates and they are going to avoid that from happening.

D. Cowan asked what the blue posts are for.

J. Gallagher explained that they are impact bollards to keep someone from driving thru the entrance.

S. Paratore – your saying nothing much can change about the design.

J. Gallagher – we are probably not going to do gable roofs. What we have learned since we have been in Tilton and NH that the panels by the entrances will be replaced with granite and use some local material.

S. Paratore so this is it you are not willing to work with us at all.

J. Gallagher – We would like to build a design new building here but with the restriction of the existing building and Walmart we are limited in what we can do.

S. Paratore – I am unclear why we are here. I was under the impression that you were going to take the pictures I sent and incorporate some of the elements into the design to make it look like it belongs here.

D. Cowan – I don’t see anything different from what you presented tonight then the last time we met.

J. Gallagher – we are limited to what we can do due to the existing building. We can only go to the side for the expansion.

S. Paratore – suggests 3 peaked roofs at the same height as the curves. This would only can the front without disturbing the roof line.
S. Plessner suggests that having a good maintenance plan in the winter time for removing the snow would help in preventing building up.

D. Cowan asked what is different from the last time we met.

J. Gallagher – We are doing two things tonight. First we are trying to incorporate features like the granite and to hear from you what you are wanting which we are hearing loud and clear.

S. Plessner – We realize the store is there and we are not saying rebuild the roof we just would like to see a different façade on the front.

D. Cowan – We have the opportunity to make a difference here and hope you are willing to work with us.

J. Gallagher – I am taking notes. What Walmart is trying to do there building real by not using facades but making it reflect what it’s actually doing. Fake dormers attached to the building have no function at all.

S. Paratore – It doesn’t detract from the value of the land and the property around it so that has a function for our town which is important.

M. Curley – All the buildings in the downtown have these false fronts. This would stay in line with the look of the town.

S. Paratore – I would like to see a drawing that is more reflective of the examples we offer here tonight.

J. Gallagher – To get changes in the drawing with Walmart takes time. We wanted to have this meeting tonight to have direct input and be able to carry that back to Walmart. This is what the town is looking for and what do you want us to do. We would not have the elevation done for the next meeting in 2 weeks.

P. Imes – We asked for your input which we have received and know what you are looking for as far making it more New England.

7:10 p.m. Discussion was opened to the public.

Vincent Paratore these are the same plan as before.

7:12 p.m. Discussion was closed to the public.

P. Imes thanked the board for having this meeting tonight.
Other Business:

S. Plessner – The Groundwater Protection Ordinance that was voted on in March of 2010 calls for a Conditional Use Permit. The only one we have is for the wetlands. Augusta checked to see what Northfield and Belmont was using and type up a Conditional Use Permit similar to one Belmont uses. I checked with the LGC and they agree that board could create a conditional use permit for the Groundwater Protection Ordinance. (See Letter)

The fees should be the same as the Special Use application fees, $100.00 for the application and $10.00 for each abutter.

S. Plessner made a motion to use this Conditional Use Permit with the application fee of $100.00 and $10.00 per abutter notice. 2nd by S. Paratore. Motion passed.

The Condition Use Permit application will have to be noticed and there is not enough time to be able to get the notices out to the abutters and in the paper. It may be better for the Walmart to come back in September.

Scott Davis, Water Commission called Sandy to discuss the Walmart site plan as he had not seen a set of plans. Augusta brought a copy of the site plans for Walmart and Cloverdale over to the T-N Aqueduct Co.

Sandy feels that the T-N Aqueduct Co. and Sewer department should be put on the checklist if it applies to the project. If they are going to be on town water and sewer they will need to meet with these departments.

7:15 p.m. Workshop - discussing possible changes to the zoning ordinances.

10.8 Family Apartment

S. Plessner comments that this has always been a problem. Someone comes in and get a permit to put in a family apartment for a family member come and live with them. Time passes and the house is sold. The new buyer wants to rent the apartment but they can’t because it’s not in a zone that permits apartments.

I would like to suggest to the board that we take it out all together. If you come to the town and would like to expand my home to allow my parents to come and live then they could put on a couple bedrooms with a bath but they don’t have to make it a complete apartment. They could expand but not have a kitchen.

The board is in favor of removing 10.8 Family Apartments from the zoning ordinance.

Sarah has a question about dwelling unit for resident caretaker or security personnel. Under B. Non-Residential #5 dwelling unit for resident caretaker or security personnel is very confusing as it is permitted in every district.
Sandy suggests that maybe we should remove permitted except for in commercial districts. This is type of use is found where there is rental property such storage facilities to guard the storage units like at the U-Haul on Rte 3. They had to get a variance at the time as residential wasn’t allowed there. That’s when the board created this use but I am not sure why they permitted this in all districts.

Suggestions for the following changes as to where this could be permitted, not permitted or by special exception.

VR – Not Permitted  
MU – Special Exception  
MR – Special Exception  
RA – Special Exception  
DN – Not Permitted  
RG – Special Exception  
RC – Permitted  
GC – Not Permitted  
IN – Not Permitted

There is a conflicting definition of dwelling unit in the zoning regulations and dwelling in the subdivision regulations.

Sandy states that dwelling unit in the zoning regulation should stay but dwelling in the subdivision regulations should be removed. You can have one public hearing. This item can be put on the agenda for the next public hearing to change subdivision regulations remove definition of dwelling from the subdivision regulations.

This definition of dwelling is so vague that it even allows tents are listed under this definition. This directly conflicts with what the board is trying to accomplish in the zoning as far as density.

The board agrees that we will have a public hearing to remove the definition of dwelling from the subdivision regulations.

Mr. Chaille noticed on the Chart of Permitted Uses – Section G Automotive & Transportation section that:
1) Motor vehicles Sales & Rental – is not allowed in RC  
   But  
2) Motor vehicle Repairs & Maintenance - is by special exception.

M. Curley wonders if that was originally done because of the amount of space and land required.

S. Plessner – that might be but if we are going to allow the repairs and maintenance for cars then why can’t they sell them.
S. Paratore – then we’d have giant dealership in an area that is already crowded.

Why auto repair is allowed in that zone that was setup to recreational and vacation homes.

The board after some discussion made a decision to not allow either one in the RC district. We don’t need any more pollution to the ground water in that area.

Need to define “Livestock”. Sandy notes that RSA’s has a definition for livestock and we should use that if we are going to add it to our zoning. We should be careful of because residents have rabbits in their back yards or a couple of chickens the kids are raising for pets. They should be able to do this as long as they take care of the waste and if they have chickens limit the number of chickens.

S. Paratore suggests to see how other towns handle this.

Signs on portable on portable trailers are they allowed.

S. Plessner notes that we have looked into this and if the sign is part of the façade of the vehicle we don’t have anything we can do about this.

N. Canzano – if they have these metal framed signs on wheels (trailers) they are not allowed.

This is portable signage which is regulated and a temporary permit is needed.

S. Paratore – signs that are slid into the side of a truck or trailer per our ordinance are prohibited.

Storage containers/trailers:

S. Plessner – In our zoning it has a storage trailer for temporary use but you still have to go to the ZBA. Why can’t that be a permit that the building inspector could issue a temporary permit for a specific number of months.

Sometimes a person needs to have a storage container to hold stuff from a building while they are building a new garage or shed but don’t have the time to go the ZBA. If they could just go to the building inspector and get a permit for say 3 months for a fee. If the container is still after the expiration date on the permit then they would be in violation of the zoning and could be fined.

S. Paratore asked is this would be for all zones?

S. Plessner - just the ones that they are permitted in. There are a lot of these storage containers around town that were not approved by the ZBA. If the person should want to have a storage container for longer period of time, than they would have to go before the ZBA.
Flea markets:

S. Plessner - When the 1999 changes that was left open. They had to come in a get a permit if they were going to have yard sale more than a weekend or so.

S. Paratore – Is this a large flea market that would have a lot people?

We could put something in our zoning to where they would be permitted and a definition of a flea market.

S. Plessner – people put up yard sale sign and they are there for months. I don’t know if we could enforce this. Also these signs are not allowed on Public Service poles.

May want to address yards sales like over so many yards sales per month then you are required to get a permit. Also reference made if you put up a yard signs they all must be removed within 24 hours.

Manufactured Housing: This is very confusing and contradictory. The board needs review this section and make some changes.

The board also needs to address dwelling and non-dwelling unit. There are people living in substandard living conditions that may not have running water or insulation for winter heating.

At the next meeting the board should discuss seasonal conversions, dwelling and non-dwelling units and manufactured housing.

Motion made S. Paratore and seconded by M. Curley to adjourn the meeting.

Meeting adjourned at 9:25 p.m.

Minutes prepared by Augusta Marsh, Land Use Assistant

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