AGENDA                                                                   (APPROVED 9/28/10)
6:30 p.m.  Call to Order
Minutes of the July 27, 2010
Correspondence and Other business

6:35 p.m.  Conceptual with Doug Trottier and/or Doug Barlett to discuss locating a
landscaping business at 209 Laconia Rd, Tilton, NH in the Regional
Commercial District (R22 Lot 3)

6:45 p.m.  Conceptual with Ann Maillet to discuss property at 667 Laconia Rd
Tilton, NH in the Resort Commercial District (U2/36)
*(Called 8/23 to cancel)*

7:00 p.m.  Workshop

Members Present: Mike Curley – Chair, Joe Jessemen, Nick Canzano, Deana Cowan, Robert Haberman and Sandy Plessner, Ex Officio.

Others Present: Doug Trottier, Doug Bartlett, Ronald Smith and Augusta Marsh.

Meeting:
6:32 p.m.  Meeting called to order

Minutes:
S. Plessner noted some corrections of the minutes.

Motion made by Deana Cowan to accept the minutes with noted corrections, 2nd by R. Haberman. Motion passed.

Correspondence:
• Shoreland Protection permits for Alfred Parker property located on 17 Murphy Lane.
• Letter from Sulloway & Hollis confirms that Walmart has agreed to a 90 day extension of the site plan review.
• DOT driveway permit for White Rock Cooperative Estates (R10/27)
• Copy for letter to Doug Embree from Al LaPlante violation of the towns sign regulations.
• Follow-up letter from Al LaPlante he had spoken to Meltaway about the signs and downcast lighting.
• Letter to Con Comm from Bohler Engr (Walmart) responding to Con Comm comments of 6-22-10.
• DES – Shoreland Application #2010-02138 for 14 Contigiani Dr has been received and will be reviewed within 30 days.
• DES – Rodgers Development – MCL violation for coliform bacteria
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• DOT – Driveway permit application #8125 & 8349 comments on the final design for Lenny Birke and Lochmere Meadows Affordable housing.
• Copy of the Sustainable Community Planning Grant submittal letter.
• 35th Annual Law Lecture Series (LGC) to be held in Meredith on Sept 15, 22, & 29. Need to Catherine Wossner if you want to attend.
• National Grid notice about underground natural gas pipelines.
• News letter from Belknap County Conservation District.
• NH Workforce Housing Law – M. Curley had received the disc for LRPC.
• Belmont agendas for Planning Board and Zoning Board meeting.

6:40 p.m. **Conceptual** with Doug Trottier and/or Doug Bartlett to discuss locating a landscaping business at 209 Laconia Rd, Tilton, NH in the Resort Commercial District (R22 Lot 3)

Doug Bartlett introduced himself and Doug Trottier to the board. He explained that they are interested in old Tilton Home Center at 209 Laconia Rd. They would be using the building that is there for offices for the two businesses D&V Landscaping and White Mountain Security & Traffic Control. The landscaping business we would be using the back of the land to park our trucks and landscaping equipment. In the future we would like move into retail and sell mulch, stone, nursery plants and trees.

J. Jesseman asked if they would be selling fertilizers and would you be doing maintenance on the vehicles there.

D. Bartlett – if we did it would be manufactured sealed packages. As far as the equipment/vehicles maintenance that would be done offsite. No fuel storage on the site. The fuel in the back of the trucks would be in a container for servicing the equipment.

D. Cowan – I am picturing 2 different types of businesses in Concord like Agway or Outdoor World, which one would you be more like?

D. Bartlett – we would be more like Outdoor World. We will be selling stone scape products loose stone and bark mulch for the home owner to come in get small loads. No equipment sales. The equipment that would be parked there is what we will be using on the job sites.

S. Plessner – you are landscapers that go to sites when people hire you to work on their property?

D. Bartlett – That is correct. We are trying to diversify from the mowing into landscaping and light excavating.

J. Jesseman asked where they are currently located.
D. Trottier – The White Mountain Security & Traffic Control is located in Concord and D & V Landscaping is currently renting from Brocks on Rte 140 which we just store our equipment. J. Jesseman asked what a security company does.

D. Trottier – We go out to different offices and sites to do security or control traffic. I have a secretary in the office that answers the phone and schedules the crews. We have cones and signs which we would store in the building/

D. Bartlett - The landscaping business would have a project manager, support staff in the office and if we do the retail we would have a yard person.

S. Plessner – I don’t see anything in the zoning that would stop this from being allowed in the Regional Commercial District. A site plans needs to be done so we know that storage of material used in the business is contained properly so it doesn’t leach in the ground water. The board would be interested what type of containment system that you would be using. You can see Augusta for the site plan application and meeting schedule.

Other business:

S. Plessner - We will be continuing the Walmart Site Plan Review to September. A letter was received from Sulloway & Hollis agreeing to the extension.

S. Plessner made a motion to continue Case# 10-05 Walmart Site Plan Review to September 28, 2010 at 6:45 p.m. seconded by D. Cowan. Motion passed.

S. Plessner – when the previous board was discussing caretaker’s cottages and the Board decided to limit what zones these would be in keeping it for commercial districts. You could have a farm or ranch in the Rural Agricultural and need a helper to take care of and live on the property. The Board may want make this a special exception in the Rural Agricultural (RA), the Medium Density Residential (MR) and Industrial District (IN) as these areas have larger lots.

N. Canzano – I didn’t see in the chart of permitted uses where a septic waste disposal or port-a-potty business would be allowed in the zoning. The sewerage disposal trucks don’t empty until they are full so there is a potential of leaking or spilling onto the ground.

S. Plessner – This could be in the commercial or industrial district. Usually the trucks are parked at a location but the waste is taken to the sewerage treatment plants to be disposed of. We should add a category for septic waste disposal, hazardous or chemical waste and cleaning services in the chart of permitted uses.
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N. Canzano – I didn’t see a line item on the chart under industrial but I agree that is where it should be.

D. Cowan asked if Joe had received any results of the samples he submitted to DES from the Walmart parking lot drains.

J. Jesseman – I haven’t received anything yet but hoping to hear before the next meeting.

N. Canzano asked if we ever received a response from the letter sent to McLeans about the site plan review for their business.

They haven’t responded to the letter that was sent on June 14, 2010 asking them to come in to do a site plan for the expansion of their business. The Board suggested another letter be sent giving them 2 weeks to respond. If they don’t then the code enforcement officer could issue a cease and desist.

N. Canzano had a question about certificate of occupancy and when it’s issue.

S. Plessner stated in the Town of Tilton a certificate of occupancy is tied to a building permit. Every new commercial business does get receives a certificate occupancy. Once a business has received a certificate of occupancy, if another similar business moves into a previously approved site, a new certificate is not required unless changes to the site are done.

N. Canzano to write up his idea concerning certificate of occupancy inspection for all new businesses opening in town for the board to discuss at the next meeting.

S. Plessner states that in Tilton there will be a business that moves in and no one knows they are there. The town doesn’t currently require a business license in order to open.

N. Canzano asked to speak to the board with his concerns about McLeans. I am on the board of Shady Grove Condominium which is an abutter to McLeans have the following concerns:

- Parking
- Snow removal
- Times of operation
- Electrical violation that we never heard anything about
- Boat washings with chemicals that is going in the aquifer, lake and our well.
- The 90 temporary sign permit should be up
- There is a deer and bear targets taking up spaces for their customers
- Cars and trucks parked on the island on Rte 3
A letter will be sent to McLeans requesting them to come in for the site plan review giving them two weeks to respond, if not the code enforcement officer will visit McLeans.

**Motion made to D. Cowan to adjourn seconded by S. Plessner. Motion passed.**

Meeting adjourned at 8:15 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 scheduled meeting.)