TILTON PLANNING BOARD
Meeting Minutes – March 22, 2011

AGENDA

6:30 p.m.  Call to Order
           Minutes of the February 8, 2011
           Correspondence, Other Business – election of officers

6:35 p.m.  Continuation of PB Case #10-05 Site Plan Review of Walmart Expansion
           (They have asked to be continued to April meeting)

6:40 p.m.  PB Case #11-01 Site Plan Review for Donald Newman to open a Drivers Ed
           School at 539 Laconia Rd in the Mixed Use District. (Tax Map R10 Lot 24)

7:00 p.m.  PB Case #11-02 Subdivision of 8 acre parcel owned by Seven Points Development
           LLC and Site Plan Review for MB Tractor & Equipment to relocate the business to
           the property on Manville Rd in the Regional Commercial District.
           (Tax Map R22 Lot 73B)

Members Present: Mike Curley – Chair, Sarah Paratore – Vice Chair, Deana Cowan, Jane
Alden, Robert Haberman and Sandy Plessner – Ex Officio

Others Present: Donald Newman Sr., Marie Newman, Marc Vanson, Bob Baskerville, Marc
Bourgeois, Christine Leaf, Daniel Leaf and Augusta Marsh.

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

Minutes: The chair hearing no changes or correction made a motion to accept the minutes
of the February 8, 2011 meeting. Motion was seconded by D. Cowan. Vote taken, motion
passed.

6:35 p.m.  Continuation of PB Case #10-05 Site Plan Review of Walmart Expansion
           (They have asked to be continued to April meeting)

The Chair made a motion to continue PB Case #10-05 Site Plan Review of Walmart
Expansion to April 12, 2011 at 6:35 pm, seconded by J. Alden. Vote taken, motion passed
to continue the case.

6:40 p.m.  PB Case #11-01 Site Plan Review for Donald Newman to open a Drivers Ed
           School at 539 Laconia Rd in the Mixed Use District. (Tax Map R10 Lot 24)

The Chair reviewed the application which appears substantially complete. Motion made by
M. Curley to accept the application, seconded by S. Paratore. Vote taken, motion passed to
accept the application.

Donald Newman described his business to the board. I have all the states licenses required to
run the school and teach the students. I have the Fire Chief’s approval which stated I had to have
a fire extinguisher and a not an exit sign, the building inspector’s approval and the state has
approved the building but won't issue the approval until he receives the letter from the Fire Chief. The Chief is scheduled to visit the school on March 23, 2011.

The classes run from Monday, Wednesday & Thursday from 6 pm to 8:15 pm. The rest is on the road driving on Saturday mornings. Each student is required to do 10 hours of driving per week. We may have some morning classes but not sure at this time. The state does inspection all the time where they sit in the class to observe and make certain that I am using the state curriculum.

The signage per the building inspector can be 5’ x 3’ sign on the front of the building. I will be yellow with black lettering and no lighting. At this time I would like to put vinyl letters on the windows for now. The business name on the sign will be D & S Driving School. The external of the building will remain as is. There is plenty of parking most of the students will be dropped of for the classes.

6:50 p.m. Discussion was opened and closed to the public with no public input.

The board asked if he had gotten an updated driveway permit. The change in use will be required we can make that a condition of approval.

Hearing no further discussion from the board the Chair made a motion to approve the site plan for Donald Newman to open D & S Drivers Ed school at 539 Laconia Rd in the mixed use district with the following conditions:

1. Compliance with State fire codes.
2. Obtains letter from the Fire Chief and all licenses applicable to the business.
3. Compliance with the Town of Tilton signage ordinance.
4. Updated driveway permit from DOT.

Motion seconded by R. Haberman. Vote taken, motion passed.

7:00 p.m. PB Case #11-02 Subdivision of 8 acre parcel owned by Seven Points Development LLC and Site Plan Review for MB Tractor & Equipment to relocate the business to the property on Manville Rd in the Regional Commercial District. (Tax Map R22 Lot 73B)

The Chair reviewed the application which appears substantially complete. Motion made by M. Curley to accept the application, seconded by S. Paratore. Vote taken, motion passed to accept the application.

Marc Vanson from Bedford Design introduced Bob Basketville owner of Bedford Design and Marc Bourgeois owner of MB Tractor to the board.

Overview of the project:

- MB Tractor wants to build a new facility to add outside area for equipment demonstration.
- Subdividing 8 acres from 102 acres owned by Seven Points Development.
The 8 acre parcel is currently wooded, has an existing spur rail line running thru the middle of the proposed site over to the Manville site which will not be changed. There are agreements in place with several property owners.  
Lot is fronting on a town road which is Manville Rd in the Regional Commercial District.  
The new building will have a 22,000 sq ft footprint with a partial 2\textsuperscript{nd} floor for total of 31,000 sq ft of space. This will have sales, offices, service bays and showroom area. Also outside displays under the canopy.  
New to this operation is a closed storage building to store equipment inside.  
Employee parking of 37 spaces and 21 customer spaces  
Will have a demonstration area to allow customers to try the equipment before they buy.  
Area to drop off and pickup rental equipment.  
There several treatment areas to handle stormwater run off.  
The soil on the site is deep sandy soils; 10ft is dry soil which is good for ground water recharge.  
Paving and asphalt surface will be approximately 2 acres. The display area will be a gravel surface.  
No wetlands on the site were found by Peter Shauers. We are not proposing direct or indirect impact to the wetlands.  
Building elevation and floor plans were presented.  
Sewer connection per the Franklin Sewage Treatment Plant will be directly into the line. Wash down bays will have an oil grit water separator.  
Water lines ends at the Hampton Inn cost prohibitive to connect will be putting in a well. Will need approvals from DES. Will have storage pump and cistern for sprinkler system.  
Gave an overall of the building elevations and design of the new building.  
Sent plan to National Grid for the natural gas line.  
Exterior lighting will observe the dark sky ordinance – used mostly for security.  
Will use waste oil furnace to heat building will have storage tanks for this and small tank for off road diesel fuel. MB uses the waste in waste oil furnace to heat existing building.  
Classic dumpster pad also 2500 plastic drum which holds beet juice used in tires as counter weight for rear tires.

Bob Baskerville explained that the shape of the subdivision of the property has changed. The property owner wants to maintain an area for an access road to get to the back of the property. So the lot was moved over 50 ft.

S. Plessner asked if they had spoken to DOT concerning Rte 3 and Manville Rd. The residences that live on Manville Rd have concerns with the intersection getting out onto Rte 3.

M. Vanson stated he has spoken to Susie Soucie at DOT III. Her main concern is the geometry and turning movement. She less concerned with overall traffic and volumes. The rail bureau letter is new to us and we will have review to see where we need to go. The site distance west is talking about trains.

M. Curley stated he had talk to Lou Barker at rail & transit bureau and they have concerns about the deterioration of the rail crossing and the dumpster area would be 15 ft from the rails.
M. Vanson stated they are proposing the dumpster would be 20 ft from the rail line.

The board asked about large trucks making deliveries to the site and we told that most of the time our deliveries come into the Plaistow store and we bring the equipment up from there on our own trucks with trailers.

Signage – MB has an existing sign they would like to move to this new location. This sign is 25 ft tall and sign size is over the 40 sq ft that is allowed. We do understand that is does not comply with the signage ordinance.

The board informed them they would need to seek a variance with the ZBA for the square footage and a special exception for the height.

8:05 p.m. Discussion was opened to the public.

Daniel Leaf has concerns with MB Tractor drilling a well at this site and what effect it may on his well?

M. Vanson explained that MB Tractor doesn’t use a lot of water about 1000 gal per day which is less than 2 homes.

8:10 p.m. Public discussion closed and reopened to the board.

S. Plessner asked about the bio retention area.

M. Vanson explained this is for the overall drainage area from the front parking area to filter sediment thru the first inch of rain runoff. The bio retention ponds tend eat up some of the phosphorus. These meet new state requirements.

After some discussion the board recommended they will need to meet and discuss the various questions from the Fire Dept, Conservation Commission and DOT before the next meeting.

Motion made by M. Curley for the continuation of BP Case 2011-02 Site Plan Review for MB Tractor to April 12, 2011 at 7:30 p.m., seconded by R. Haberman. Vote taken and motion passed.

Other Business:

S. Plessner wanted to discuss with the board about our Groundwater Protection ordinance at the last meeting. I have gone over the regulations and went on line to read the states model. There are a couple of items in the state model which I feel we should put on the ballot next March to eliminate the confusion As far as the under 5 and over 5 gallons containers our ordinance is referred in the beginning and then get lost. In the interim if we can keep in mind or make a motion that it is not the intent of the Groundwater Protection Ordinance to regulate substances in containers of less than 5 gallons or 50 lbs dry weight containers.
S. Plessner stated she also found a definition of substantial improvement. The board may want to review this and could be add to our site plan regulations.

S. Plessner gave the board an update on Impact Fees. Mike Izard at LRPC is working on them. I have been told that the town meeting approved impact fees. I have research this back into the 1950’s and can not find where it was approved. I found the CIP was done in the 1990’s and it was a warrant article. Per the RSA’s the CIP and Impact Fees have to be ballot questions. We may need to get the Impact Fee written to go on the ballot next spring. I am waiting to hear back from M. Izard on how we should proceed.

Election of Officer:

M. Curley nominated Deana Cowan as Chairman, seconded by S. Paratore. Vote taken, nomination approved.

S. Plessner nominated Jane Alden as Vice Chairman, seconded by S. Paratore. Vote taken, nomination approved.

D. Cowan nominated Mike Curley as Secretary, seconded by S. Plessner. Vote taken, nomination approved.

The Planning Board officers are Deana Cowan, Chairman, Jane Alden, Vice Chairman and Mike Curley, Secretary for 2011.

Correspondence:

- 2011 National Planning Conference April 9 – April 12 in Boston
- Town & City Feb issue and March issue
- LGC 2011 Local Official Workshops May 9 – June 11
- LRPC meeting to be held on Mar 28, 2011
- The Source – Winter 2011
- Minimum Impact Expedited Application for Raymond Levasseur at 6 Pearl Lane
- Copies of the ZBA variance approval for the Walmart expansion.

Motion made by M. Curley to adjourn and was seconded by R. Haberman. Vote taken, motion passed.

9:00 p.m. Meeting adjourned.

Minutes prepared by Augusta Marsh

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