AGENDA
6:30 p.m. Call to Order
Minutes of the July 12, 2011
Correspondence, Other Business
(Approved September 13, 2011)

6:35 p.m. PB Case #11-11 Subdivision for 570 Laconia Road, LLC. Applicant proposes to subdivide existing lot of 2.1 acres into 2 lots. Property is located on Laconia Rd in the Mixed Use District. Tax Map R9 Lot 53.

7:00 p.m. Capital Improvement Program (CIP) Informational to describe the program, the criteria and how to submit a proposal.

Other Business: Pat Consentino, Chairman of the Board of Selectmen to present the purposed land swap between Town of Tilton and Tilton School (Tax map U7/41A & R17/1)

Members Present: Jane Alden – Vice Chairman, Nick Canzano, Mike Curley, Robert Haberman, Rich Benson - Alternate and Sandy Plessner – Ex Officio.


Meeting: The Chairman called the meeting to order at 6:31 p.m.

Rich Benson was asked to sit as a full board member for this meeting.

Minutes: The Chairman asked the board members if they had reviewed the minutes of July 12, 2011. Hearing no discussion S. Plessner made a motion to accept the minutes, seconded by M. Curley. Motion passed by unanimous vote.

Correspondence:
- NH Town and City July/August issue
- Letter to the Planning Board from Shaw’s Plaza's stating they will be responsible for plowing the ATM area same as plowing the rest of the center as part of the common area maintenance.
- DOT Driveway permit approval for 347 Lancaster Hill Rd (R9/50)
- Letter from National Grid making public official aware of important safety issue described on brochure.
- Letter to Judy Tilton requesting site plan review for Tilt’n Bakery @ 570 W. Main St.
- DOT dtd 7/20/11 regarding Walmart Expansion Traffic Impact & Access Study stating driveway permit will not be required, applicant to purchase 6 time equipment signals networks to be ship to Traffic and not recommended to decrease the minimum green time from a5 seconds to 4 seconds on Tilton Ford northbound approach to Rte 3.
- DES Wetlands Bureau Standard Dredge & Fill Application John Bernard of 570 Laconia Rd LLC (R9/53)
- NH Division of Historical Resources for 570 Laconia Road, LLC subdivision & commercial construction states additional information is needed to complete our review.
- DES Wetlands Program Permit Application DES# 2011-01859 is being reviewed for R9/53 on Laconia Rd.
6:35 p.m. PB Case #11-11 Subdivision for 570 Laconia Road, LLC. Applicant proposes to subdivide existing lot of 2.1 acres into 2 lots. Property is located on Laconia Rd in the Mixed Use District. Tax Map R9 Lot 53.

The Vice Chairman reviewed the application which appears substantially complete. S. Plessner made a motion to accept the application, seconded by R. Haberman. Motion passed by unanimous vote.

John Bernard explained he is proposing to subdivide the 2.1 acre parcel into two (2) lots which meets the criteria in the Mixed Use District with sewer and road frontage. This is a simple subdivision.

There are wetlands on the property. When the sewer easement went through, it disturbed this area and I am proposing to go across this area and that is why I have submitted a wetlands crossing application to DES. The area is within 600 ft of a Native American archaeological site so a study of the site is required. I have someone coming out to do the study.

The parking around Mr. Bernard’s building is getting full so he is proposing to grant an easement for an area 80 x 40 feet to the Town of Tilton for Grange Hall parking in exchange for an easement from the Town to Mr. Bernard for approximately 450 square feet of Town property so that Mr. Bernard can access his new lot in order to make additional parking available for his business. Mr. Bernard told the Board the Selectmen asked him to show this plan to the Planning Board so everyone is aware of what is going on.

J. Alden stated she had been out at the Grange the day the survey crew was working and she believed they found one of the pins to be under the asphalt 6 feet on town property. J. Alden asked Mr. Bernard if he planned to increase the asphalt to the Grange Hall?

J. Bernard stated he has no plans to increase the asphalt but he doesn't want to remove the asphalt over the pin unless it becomes an issue. There is a culvert in this area and the asphalt just covers that corner. Also the outbuilding, part of the foundation is on my abutting property and granting this easement would give access move around the building.

Vice Chairman opened meeting to public discussion.

Tom Gallant stated the outbuilding foundation isn't on the your property as there is no foundation as this building is on blocks. We did not find the back corner marker because it was under a stone wall but the stone wall is gone.

John Bernard explained the stonewall was removed when the sewer line came through, which had some erosion after a heavy rains. They gave me a drain to put in this area on my property. Yerkes didn't mark that pin because I am only paying them to mark the pins which pertain to this piece of property.

Keith Lamanuzzi abutter to the property. My question is with this easement and more parking in the this area has a traffic study been done. My concern is getting out of Grange Rd is difficult and what are your plans for the property once you get this subdivision.

J. Bernard stated at this time I am only getting a subdivision but when I come in for the site plan then traffic issues can be addressed.

Pat Consentino needed clarification on how will the people access your parking lot on your land? J. Bernard explained the parking access and also noted he would not need the curb cut on Grange Rd. At
this time I am only here for the subdivision.

Chairman closed the public discussion and reopened to the board.

Hearing no further discussion S. Plessner made a motion to approve the subdivision of R9/53 as it meets the Town of Tilton criteria for a subdivision and zoning. Motion seconded by M. Curley. Vote taken and passed unanimously.

7:05 p.m. Vice Chairman Alden noted at this time we are going to move on to other business then we will cover the CIP Informational portion of the meeting.

Other Business: Pat Consentino, Chairman of the Board of Selectmen to present the purposed land swap between Town of Tilton and Tilton School (Tax map U7/41A & R17/1).

Pat Consentino Chairman of the Board of Selectmen presented to the Board the proposed land swap between Tilton School's parcel R17/1 and Town of Tilton's parcel U7/41A. The Town is proposing to swap U7/41A 2.9 acres for Tilton School's R17/1 for 1.6 acres which has the pond and abuts Buffalo Park As per the RSA's Selectmen Consentino stated the Town was required to have two public hearing after receiving recommendations from the Planning Board and the Conservation Commission. Selectmen Consentino continued by saying the land swap would be a great win for the town plus it abuts Buffalo Park which would allow for second access to the park. Selectmen Consentino stated it would also give the Town a great skating pond in the winter that some of the town's people have been asking for. This pond is also used every year for the fishing derby. We are not sure if this parcel would become part of Buffalo Park or part of Conservation Commission but there will be a conservation easement on it. We are looking for a recommendation from the Planning Board.

Jim Clements explained this conversation started with the Conservation Commission to obtain access to Buffalo Park off School Street also to benefit the town with use of the pond for various activities. From the Tilton School perspective Mr Clements stated they were interested in obtaining the piece of property that abuts existing property the school owns. Tilton School has retained council and have researched the deeds to make sure there are no restrictions.

N. Canzano asked once the town acquires the pond what are the liabilities with fishing and people in there.

P. Consentino stated the property has an entrance gate to the property and we will take the same type of precautions we take for the other parks in town.

J. Alden feels this is a win win situation for the town.

J. Alden made a motion to recommend the land swap between the Town of Tilton and Tilton School for the parcels U7/41A and R17/1 by R. Benson, seconded by M. Curley. Vote taken and motion passed by unanimous vote.

7:30 p.m. Capital Improvement Program (CIP) Informational to describe the program, the criteria and how to submit a proposal.
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S. Plessner explained this is an informational discussion for the CIP and to answer any questions the departments may have as to what type of project could be used for the CIP. Chief Brad Ober asked what the Board is looking for from the Fire Dept?

S. Plessner explained in your case the fire department is a district but it was explained to me that money could be sit aside for a project that would benefit the Tilton aspect of the district. An example the fire department wanted to get a new ladder truck for the tall buildings then the Tilton could put aside a portion of the money to Tilton's share of the purchase in the CIP.

N. Canzano asked if money is put aside every year for the police department and the fire district?

S. Plessner explained when you have a CIP it is basically a savings account with a specific name to set aside monies for a specific item or project for several years when amount collected for the project or item has been reached then the project can be started or the item purchased.

Chief Ober thinks he has two projects that could be considered for the CIP. At this point they in the research stage but should be going to the Commission soon. One is a ladder truck but apparatus is purchased out of the ambulance revenue fund so that would not apply here. The other items is new facilities would be a CIP item but would we need to know where this building is going or how much it would cost in order to fill out the form.

S. Plessner stated she is not sure if the building location or cost would needed at this time but I will find out and get back to the Chief after discussion with M. Izard at LRPC.

Chief Cormier stated the only items that comes to mind is the facilities which the repairs are being made now. Most of the cars are budgeted. We maybe able to do a CIP for our mobile units which are in need of being replaced.

S. Plessner agreed the facilities upgrade would normally be a CIP but in this case these upgrades are critical and need to be done now. But items such as radios, enhanced security systems and camera's could be used to create a CIP.

J. Alden stated Chief Ober brought up some great questions that the Board can look into.

Chief Ober stated one of the items brought up is computer hardware and servers. At the present time the Chief said they piece meal what is needed one year at a time but maybe we could do it has a CIP to replace all at once.

Pat Consentino stated maybe the town should propose CIP for the communication server for the police department.

S. Plessner explained the CIP project forms are due back on Sept 16, 2011. S. Plessner stated at that time they will be reviewed by the project committee.

J. Alden presented a article from the paper where City of Laconia Planning Board is giving Weirs
redevelopment relief from the impact fees. I thought this was interesting as we are working on impact fees and a neighboring town is giving relief from them.

S. Plessner explained when market was up didn't mind paying impact fees and since the market has dropped business doesn't want to spend the money so how do you collect fee when times are bad. Impact fees will require a lot of administration to keep track of the fees collected.

R. Benson feels a developer may look at another town that doesn't have an impact fee. Why pay the extra to be here when you don't have to to be there. Some times the impact fee can discourage development.

Mr. Haberman wanted to let the Board know that he has heard many nice comments about the cleanup of the Ernie's property.

Hearing no further discussion. Motion was made J. Alden and seconded by R. Benson to adjourn the meeting. Vote taken motion passed by unanimous vote.

Meeting adjourned at 8:20 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.)