TILTON PLANNING BOARD
Meeting Minutes – August 18, 2011

AGENDA (Approved on September 13, 2011)
6:30 p.m. Call to Order

Public Hearing to received public comment in accordance with RSA 41:14a regarding the conveyance of lot U07/41A owned by the Town of Tilton located off School Street for the abutting R17/1 lot owned by the Tilton School located off School Street.

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

Others Present: Roy Wakefield, Stephen Thurston, Diana Thurston, Pat Consentino, Norm Boudreau, Katherine Dawson, Mark Dawson, Donna Rhodes and Augusta Marsh.

Meeting: Called to order at 6:30 p.m.

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

Public Hearing to received public comment in accordance with RSA 41:14a regarding the conveyance of lot U07/41A owned by the Town of Tilton located off School Street for the abutting R17/1 lot owned by the Tilton School located off School Street.

J. Alden explained at the Planning Board meeting held on August 9, 2011 the Planning Board did recommend this swap. Tonight we are having public hearing to hear comments or concerns from the public.

Discussion was opened to the public.

Stephen Thurston an abutter to R17/1 asked if he could hear if the proposed use or any change of use of the pond property once the town owns it as opposed to what it has been used and owned by the Tilton School.

S. Plessner stated this property will be used in the same way as it has been. The town will continue to have the Rotary's Annual Fishing Derby's there. Town will probably put a conservation easement to allow another access for walkers to get into Buffalo park, as this property abuts the park. There has been some discussion to have ice skating on the pond in the winter.

Stephen Thurston stated our potential concern if they do want access to Buffalo Park which direction are they going to go? Would there be signage directing the people around the pond to get to Buffalo Park?

S. Plessner explained most of the property is wet according to the tax card. There is a gate which will be staying and parking would be where it has been. There would have to be signage if walking paths are put in to direct people around the pond toward Buffalo Park.

Diana Thurston stated their property line is very close to the pond so the trails would have to be on the other side of the pond which is hilly terrain for walking paths.

S. Plessner explained the Selectmen are having their public hearing upstairs tonight and would like to invite you all to come up and present these questions to them. The Selectmen have discussed after the Rotary fishing derby restricting the pond to allow for fishing for youth 12 and under and seniors.

Mr. Haberman asked if the piece of land (U07/41A ) the town is swapping with the Tilton School would be a taxable lot. S. Plessner stated yes this would be a taxable property for Tilton School.

Roy Wakefield – I live at 9 Daniel Drive and my property abuts U07/41A which the town owns. I have access to Buffalo Park through this lot for many years and if the land swap goes through will deny me access to Buffalo
Park. It will devalue my property and make it more difficult to sell. I feel it needs to remain a green space forever. I don’t want to see this property developed. The pond property has a gravel area which you can’t park on because of the stand pipe for the fire department, the other side of gate the ground is soggy, the pond has a few tadpoles and frogs, and the spill way is poor condition. The south side of the pond has drench piles and stone walls and rocks where the paths to go and would be the only access. The back of the pond is magical for the wildlife such as green herrings and both spotted and wood turtles.

S. Plessner invited Mr. Wakefield to continue his presentation at the Selectmen’s public hearing tonight on the same issue at 7:00 p.m.

Discussion closed to the public and reopened to the Board.

Rich Benson made a motion for the Planning Board to recommend land swap of U07/41A Town of Tilton owned property for R17/1 owned by the Tilton School. Motion seconded by S. Plessner. Vote taken and motion passed by unanimous vote.

Motion was made by J. Alden and seconded by R. Benson to adjourn the meeting. Vote taken, motion passed unanimous vote.

Meeting adjourned at 7:00 p.m.

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