Tilton Planning Board  
Meeting Minutes – October 9, 2012  

(Minutes Approved on 10-23-12)

Agenda

6:30 p.m. Call to Order
6:35 p.m. TLC Jewelry – discussion on signage.
6:45 p.m. PB Case 12-11 Site Plan Review for auto sales lot. Property is located at 216 Laconia Rd, Tilton, NH in the Regional Commercial District. (Tax map R20 Lot 20)
7:00 p.m. PB Case 12-12 Site Plan Review to open Subway shop in Town Line Plaza located at 630 W. Main Street, Tilton, NH in the General Commercial District. (Tax map R26 Lot 25)
7:30 p.m. PB Case 12-13 Site Plan Review to display sheds at the rental property owned by Gaslight Village Cooperate located on Rte 3/11 in the Mixed Use District. (Tax map R10 Lot 25)

Other Business:
Minutes of the September 25, 2012
Correspondence

Members Present: Jane Alden – Chairman, Eric Pyra, Robert Haberman – Alt, Sandy Plessner – Ex Officio and Judy Tilton arrived a short time after the meeting began.

Others Present: John Bernard, David Townsend, James Rood, Macgregor Smith, Jack Szemplinski, and Augusta Marsh.

Meeting: Chairman Alden called the meeting to order at 6:30 pm and asked Mr. Haberman to sit as full voting member of the Board for this meeting.

6:35 p.m. TLC Jewelry – discussion on signage.

Tom of TLC Jewelry called to let the Board know he would not be present for this meeting as the signage matter he wanted to discuss had been worked out with Mr. LaPlante, Code Enforcement Office and feather flags have been removed.

6:45 p.m. PB Case 12-11 Site Plan Review for auto sales lot. Property is located at 216 Laconia Rd, Tilton, NH in the Regional Commercial District. (Tax map R20 Lot 20)

Hearing no disqualifications, Chairman Alden reviewed the application which appeared substantially complete and asked for a motion. Motion was made by Ms. Plessner and seconded by Mr. Haberman to accept the application. No further discussion. All voted in favor.

John Bernard, owner of the property at 216 Laconia Rd, went over the site plan with the Board. The following items were presented:

- This location will be an extension of Winnisquam Auto.
- Need the additional space to display vehicles.
- He has applied for and has received DOT driveway permit for commercial use.
- Hired the H.L Turner Group to do the engineering and the drainage calculations.
- Created a settlement pond for the water to drain into which is shown on the plan.
- The lot is level as shown in the topo.
- He hired a wetland scientist Randall Shoey who determined there are no wetlands on the property or within 20 feet of the boundaries.
- No repairs of vehicles will be done at this site, only sales.
- The lot coverage with the pavement is at 66% and in RG allowable lot coverage is 75%.

Ms. Plessner stated when she reviewed the plans, she noticed the setbacks were incorrect. The side setbacks are shown as 20 ft and should be 50 ft and the rear setback should be 20 ft. Mr. Bernard agreed to have the
setbacks corrected on the plan. Ms. Plessner stated if Mr. Bernard is planning to pave into the setbacks he would need to seek a variance with the ZBA.

Ms. Plessner asked Mr. Bernard if he had contacted Conservation Commission about this property as there is a conservation easement directly behind this property. Mr. Bernard stated he had not but he agreed to contact them. Ms. Plessner stated she had read the drainage plan and it appeared to be a good plan but it did allow for over flow to leave the pond and flow toward the conservation easement. Ms. Plessner continued by saying with the amount of paving you are planning for the lot, it will increase the amount of runoff so she felt it was best for Mr. Bernard to have the Conservation Commission look at the drainage plans so there were no surprises.

Ms. Plessner went on to state the plan needs to show where the vehicles being sold will be displayed and where customer parking will be. You are also showing a 5 foot easement around the property but you have neighbor. Mr. Bernard agreed but stated there is a line of trees as a buffer to the neighboring property. Ms. Plessner stated Mr. Bernard may need to see the ZBA for a variance as this is a sales lot for automobiles and not a parking lot. Mr. Bernard and Ms. Plessner had a brief discussion on parking in the setbacks and Ms. Plessner finished by saying this was not a parking lot but a sales lot for his business and she felt there was a difference.

Motion was made Ms. Plessner to continue PB case 12-11 Site Plan Review to November 13, 2012 at 7:00 pm and seconded by Mr. Haberman. Since there was no further discussion, Chairman Alden called the vote. All voted in favor.

7:00 p.m. PB Case 12-12 Site Plan Review to open Subway shop in Town Line Plaza located at 630 W. Main Street, Tilton, NH in the General Commercial District. (Tax map R26 Lot 25)

Hearing no disqualifications, Chairiman Alden reviewed the application which appears substantially complete and asked for a motion. Ms. Plessner made the motion to accept the application, seconded by Mr. Haberman. Hearing no further discussion. All voted in favor.

For this meeting, Jack Szemplinski, Bench Mark Engineering representing the owners of Town Line Plaza. The property is located at 630 W. Main Street on an 8.3 acre commercial site. Mr. Szemplinski continued by saying the building we are discussing is the Movie Gallery building which is 4,000 sq ft. The plan is:

• The building divided into two sections, 1 being Title Loan and 1 being Subway Shop.
• The building has been divided with the other section being at title loan business.
• The building is on town sewer and town water.
• There is plenty of parking.
• Signage on the building will be changed and the lighting will not changed.
• This is a store relocation from Franklin.
• There will be 2 bathrooms, ADA compliant per the Subway Shop design plan.

Ms. Plessner stated DOT needed be contacted for an updated driveway permit. She also asked when the final set of plans for the Subway shop is complete the town should get a set.

The Chairman opened to the public, since there was no public input the session was closed.

Hearing no further discussion, Ms. Plessner made motion to approve the Site Plan 12-11 for the Subway shop in the Town Line Plaza and to approve the plan for the building division into two (2) stores with the following conditions:

• Copy of the final building plans must be submitted to the Town of Tilton.
• Compliance with State Fire Codes.
• Updated DOT driveway permit.
• Contact the Tilton Sewer Department for application.
• Contact the Tilton-Northfield Aqueduct Company.
• Any State permits required to run a restaurant.
• Compliance with the Town of Tilton signage regulations.

Motion was seconded by Mr. Pyra. Hearing no further discussion the Chairman called for a vote. All voted in favor.

7:30 p.m. **PB Case 12-13** Site Plan Review to display sheds at the rental property owned by Gaslight Village Cooperate located on Rte 3/11 in the Mixed Use District. (Tax map R10 Lot 25)

Mr. Sargent was not present for this hearing. The Board waited for a time but decided to continue this case to the November 13, 2012 meeting. Ms. Plessner noted in reviewing his plan there are some items which need to be submitted such as a more detailed plan showing customer parking, snow storage area, and DOT curb cut.

Motion was made by Ms. Tilton to continue PB Case 12-13 to November 13, 2012 at 7:30 pm. Motion seconded by Mr. Pyra. All voted in favor.

**Other Business:**

Meeting minutes of September 25, 2012. Motion was made by Ms. Plessner to bring the meeting minutes of September 25, 2012 to the floor for discussion and approval. Motion was seconded by Mr. Haberman. All voted in favor.

The Board discussed some changes and corrections to the minutes. Chairman Alden made a motion to accept the minutes with the noted changes. Motion was seconded by Ms. Plessner. Hearing no further discussion. All voted in favor.

**Correspondence:**

- Belmont Planning Board agenda for October 22, 2012.
- DOT approved driveway permit for Lisa Swanscott at Rte 3/11 and Winter Street.
- DOT approved driveway permit for John Bernard at 216 Laconia Rd.
- LRPC 2013-2014 (FY14) Membership Appropriation with the invoice.
- LGC – Fundamentals for Planning Boards and ZBAs to be held on Saturday October 27, 2012 at the LGC. Need to register by October 19 and cost is $45.00.
- Tilton driveway permit application for 78 Vista Heights.
- Copy of Daniel Crean’s Land Use Lectures 2012 on DVD
- Flood Lines – Fall 2012

Ms. Plessner asked the Board for clarification to a condition of the Notice of Decision for Haven Grove property at 7 Grange Road (R9/55). Mr. Bernard has asked what the Board was looking for in regards to one of the conditions of approval. Condition #2 was for a barrier along Rte 3 to be an earthen berm with shrubbery from the parking spots 6 thru 17. His question is why do I have to run a berm in front of the building where I have parking, building and parking. He has retaining wall one side and he has received a variance for the other retaining wall so a berm would not be needed.

After some discussion the Board decided to allow Mr. Bernard to put some shrubs in front of the building instead of the earthen berm with shrubbery.

Hearing no further discussion a motion was made by Mr. Pyra, seconded by Mr. Haberman to adjourn the meeting.

Meeting adjourned at 8:20 pm. Minutes prepared by Augusta Marsh.
(These minutes are subject to the review and approval by the Planning Board at the next scheduled meeting.)