Tilton Planning Board  
Meeting Minutes – November 27, 2012

Agenda (Approved on 12-11-12)

6:30 p.m. Call to Order

1. **Continuation** of PB Case 12-13 for Charles Sargent for Shed and Garage business to be displayed on property leased from Gaslight Village Cooperative in the Mixed Use District. (R10/25)

**Other Business:**
- Minutes of the November 13, 2013
- Review: 570 Laconia Rd, LLC easement for walkway
- Review and comment on: Vest Pocket Park
  - Walkway easement for Mr. Bernard
- Work on zoning changes for March ballot
- Correspondence

**Members Present:** Jane Alden – Chairman, Rich Benson – Vice Chairman, Eric Pyra, Judy Tilton, Normand Boudreau and Sandy Plessner – Ex Officio.

**Others Present:** Charles Sargent and Augusta Marsh

**Meeting:** Chairman Alden called the meeting to order at 6:30 p.m.

1. **Continuation** of PB Case 12-13 for Charles Sargent for a Shed and Garage business to be displayed on property leased from Gaslight Village Cooperative in the Mixed Use District. (R10/25)

Mr. Sargent requested a continuation because he is in the process working with Gaslight Village Cooperative on the plan.

Motion was made by Mr. Benson to continue PB Case 12-13 for Mr. Sargent to the December 11, 2012 meeting at 6:30 p.m. Motion was seconded by Mr. Pyra. Vote was taken and motion passed.

**Minutes:** Chairman Alden brought the minutes of the November 13, 2012 meeting to the floor for discussion and approval. The Board reviewed the minutes and made several changes.

Motion was made by Ms. Plessner to accept the minutes of November 13, 2012 as corrected. Motion was seconded by Mr. Benson. Vote was taken, motion passed.

**Other Business:**
- Review and comment on: Vest Pocket Park
  - Walkway easement for Mr. Bernard

Chairman Alden asked Ms. Plessner to review the walkway easement and Vest Pocket Park
Ms. Plessner began by explaining the walkway easement between 570 Laconia Road, LLC and the Town of Tilton was approved by the Board of Selectmen on November 1, 2012. Ms. Plessner read from the Board of Selectmen’s minutes of November 1, 2012 to verify what she had said. Ms. Plessner continued by stating the Town had their attorney review the easement and he added changes which the Planning Board received for review.

Vest Pocket Park, located at the corner of Main Street and Park Street, was owned by the State of New Hampshire. When the Town realized the property was still in the State’s name, the Town approached the State and an agreement was made to deed the property to the Town of Tilton.

The Board of Selectmen has scheduled two public hearings for the walkway easement and Vest Pocket Park on November 29 and December 13 at 6:00 p.m. Ms. Plessner stated they are asking for input from the Planning Board and the Conservation Commission as outlined in RSA 41:14A and 41:14C.

The Planning Board, after reviewing both the Vest Pocket Park and the walkway easement for Mr. Bernard, stated the Board had no objections to the easement between 570 Laconia Road, LLC and the Town of Tilton and the deeding of Vest Pocket Park to the Town.

C I P:

Chairman Alden asked Ms. Plessner if the Selectmen had spoken to the Police and Highway Departments. Ms. Plessner stated the Selectmen had not had the opportunity to meet with the Police because the Chief has been gone. The Highway Dept. has submitted a 10 year plan for roads and equipment.

Ms. Plessner stated Mike Izard from Lakes Regions Planning Commision (LRPC) is working on the Highway Methodology and should be completing the plan in the next few weeks. After reviewing the plan and a public hearing, the Board can approve it for use.

Signage: Ms. Plessner spoke to Al LaPlante and asked him to review the current signage ordinance and let the Board know what he feels does not work and how he thinks it should be changed to make it easier for the public to understand and easier to enforce.

The Chairman stated the Planning Board should review the signage in 2013. Chairman Alden added a public hearing should be scheduled in March or April with the downtown merchants to get their input on the signage and how the Town can improve the regulations currently in place.

Zoning Changes for the March ballot:
Wetlands:
Need to add the following statement from page 14 of the Subdivision Regulations to the Zoning Regulations under 14.4 Special Provision section.

14.4.7 Wetland delineation older than 5 years will not be considered valid for the purpose of the site plan/subdivision.

14.4.8 No wetland surveys conducted from December 1st to March 31st will be accepted as valid by the Tilton Planning Board. Also, no wetland surveys conducted at a time when snow cover, permafrost and or seasonal vegetative growth cycles impair the wetland or soil scientist's ability to identify soil and vegetation.

Ms. Plessner stated these statements were added to the Subdivision Regulations when plans were coming in with wetland delineations when snow was on the ground. The Conservation Commission has asked if these statements could also be added to the zoning regulations so it would apply to all of the zoning processes.

The Board went over the off-street parking and setback definition. Ms. Plessner asked for the Board members to review and make any changes they would like to see for discussion at the next meeting on December 11th.

Chairman Alden asked that the Master Plan review to be added to the agenda for the next meeting.

Correspondence:
- NH Town and City (November/December Issue)
- Copy of important dates for Town Meeting.

Hearing no further discussion, a motion was made by Ms. Plessner to adjourn the meeting. Motion was seconded by Mr. Pyra. Motion passed.

Meeting adjourned at 8:05 pm.

Minutes prepared by Augusta Marsh

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