Tilton Planning Board
Meeting Minutes – December 11, 2012

6:30 p.m. Call to Order (Approved 1-8-13)

1. Continuation of PB Case 12-13 for Charles Sargent for a Shed and Garage business to display buildings on property leased from Gaslight Village Cooperative on Laconia Rd, Tilton in the Mixed Use District. (R10 Lot 25)

2. Robert Callahan to discuss possible change of use for the building located at 100 Autumn Drive in Tilton, NH in the Rural Agriculture District (R6 Lot 10-2)

Other Business:
- Minutes of the November 27, 2012
- Correspondence
- Review of the Master Plan
- Work on zoning changes for March ballot

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

Others Present: Robert Callahan, Eliza Leadbeater, 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.

Mr. Sargent asked the Board for another continuance. He explained that Gaslight Village Cooperative is still working out the details for a lease for him and the Board needs to meet for a vote. After some discussion, Mr. Sargent stated the meeting on January 22, 2013 would allow the extra time the Cooperative needs to work out all the details.

Motion was made by Mr. Benson and seconded by Mr. Pyra to continue PB Case 12-13 to January 22, 2013 at 6:30 p.m. Motion passed.

Ms. Plessner explained to Mr. Sargent he would need to sign a 65 day waiver.

2. Robert Callahan of the Granite Media located at 100 Autumn Drive to discuss change of use for the building.

Mr. Callahan stated the building is very versatile and has been used as a media center. Mr. Callahan told the Board he would like to utilize a large warehouse area. Mr. Callahan continued by stating he has been driving to Bow to use the indoor sports arena for soccer and feels the warehouse area could be converted into an indoor soccer arena. This would only require some netting and artificial grass. The building has the bathrooms in place, ingress/egress and parking for 75 cars. There is a real need for this type of recreation in the Tilton area.

Ms. Plessner stated the Zoning Regulations do not permit an indoor commercial
recreational/amusement facility in the Rural Agricultural District. Ms. Plessner stated she feels Mr. Callahan would need to seek a variance with the ZBA and do an amended site plan with the Planning Board.

**Minutes:** Chairman Alden brought the meeting minutes of November 27, 2012 to the floor for review and approval. The Board reviewed the minutes and made some corrections.

Motion was made by Chairman Alden to accept the minutes with the corrections. Motion was seconded by Ms. Plessner. Motion passed.

**Correspondence:**
- Belmont Planning Board agenda for December 17, 2012.

**Other Business:**

**CIP**
Chairman Alden asked if the Police Department had submitted a CIP project. Ms. Plessner stated one was received for new radios. The other CIP project received are from the Highway Department for the 10 year plan for equipment and roads and the Tilton-Northfield Island repairs.

**Master Plan:**

The changes were made to the Natural Resource Chapter, Section 2. Wetland per discussion per the Planning Board at a previous meeting.

Was: “Special Use permits may be granted by the Zoning Board in order to get relief from these restrictions. In order to protect our wetlands the permit should only be issued under extreme circumstances.”

Change to: “Special Use permits may be granted by the Planning Board in order to get relief from these restrictions. In order to protect our wetlands the permit should only be issued after due diligence and under extreme circumstances.”

Ms. Plessner explained the Economics and Demographics chapter still needs to be reviewed by the Board.

Chairman Alden feels the Board should review all the chapters of the Master Plan for the next meeting on January 8, 2013. At that time the Board can do a final review before holding a public hearing on the Master Plan. Ms. Marsh was asked add this to the January 8th agenda.
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Tucker Bay Condo:

Loren Martin has a question on convertible land. The owner has stated the convertible land could not be built on under the current Zoning Regulations and the owner could not get another curb cut for a driveway because of the road frontage requirements. The Planning Board meeting minutes from 2003, when Tucker Bay Condo was approved, were read. The minutes do state an amended site would be required before building on the convertible land. Ms. Plessner stated the zoning regulations have not changed from what they were in 2003 for the Resort Commercial District. After discussion, Board members agreed that If the owner feels he is unable to build on the convertible land, he should come back to the Planning Board to amend the site plan and the condominium documents to change the convertible land to common land.

CIP:

The Police Department has submitted an application for new radios. The Highway Department has submitted a 10 year plan for roads and equipment and the Town Administrator has resubmitted the Tilton-Northfield Island repair project.

Zoning Changes for the 2013 Ballot:

The Board reviewed the off-street parking, setbacks and wetland delineations. A couple of changes were noted. The first public hearing will be scheduled for the January 8, 2013 meeting.

The Board reviewed the mylar submitted for Haven Grove, LLC located at 7 Grange Rd (R9/55). The Board reviewed the Notice of Decision and everything seemed complete except for the plantings. After discussion, the Board asked that a letter be sent to the property owner stating the berm along Grange Road is in place and the plantings along the berm would be completed in the spring. Once the Board receives the letter the mylar can be signed.

Motion was made by Chairman Alden and seconded by Mr. Pyra to adjourn the meeting. Motion passed.

Meeting adjourned at 8:55 p.m.

Minutes prepared by Augusta Marsh.

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