Tilton Planning Board
Meeting Minutes – February 12, 2013

Agenda: (Approved on 2-26-13)

6:30 p.m. Call to order.

1. Continuation PB Case 13-01 Site plan review for deli style restaurant at 215 Laconia Road in the Regional Commercial District. (R22/4)

2. Conceptual discussion with Paula Hiuser for property at 18 Bittern Lane.

Other Business:

- Approval of January 22, 2013 and February 4, 2013 minutes
- Correspondence
- Master Plan Review

Members Present: Jane Alden – Chairman, Eric Pyra, Elaine Grace, Judy Tilton, Sandy Plessner – Ex Officio and Robert Haberman – Alternate.

Others Present: John Bernard, Paula Hiuser and Augusta Marsh.

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

1. Continuation PB Case 13-01 Site plan review for deli style restaurant at 215 Laconia Road in the Regional Commercial District. (R22/4)

Mr. Bernard requested a continuation to the February 26, 2013 meeting to allow his design engineer to be present to address the concerns stated in the letter from the Conservation Commission and to allow time for the T-N Fire Department to review the plan for emergency vehicle access to the property per the Board’s request.

Ms. Plessner made a motion to continue PB Case 13-01 site plan review for a deli style restaurant at 215 Laconia Road to February 26, 2013 at 6:30 p.m. Motion was seconded by Ms. Grace. Motion passed.

Mr. Bernard agreed and signed the 65 day waiver letter.

2. Conceptual discussion with Paula Hiuser for property at 18 Bittern Lane.

Ms. Hiuser stated she owns the property at 18 Bittern Lane. Originally the property was site planned for a car dealership but she sold the dealership in 2010. Ms. Hiuser stated she has been trying to discover the best use of the property which it sits back from Rte 3 and does not have a lot of visibility. The property has been up for sale but Ms. Hiuser stated she thought she would like to develop the property herself. She is thinking of multi sport center such as an indoor turf field for soccer, lacrosse, football plus a hard court for those type of sports along with community rooms. The facility could host events such as craft fairs, animal shows, maybe even the farmers market. This will be a large building between 60,000 to 90,000 square feet. The property consist of 10 acres with 7 acres being buildable and the sport center dome or permanent structure would cover 2 acres or more. She understands she will need to apply for a special exception to have this type of facility in the Regional Commercial District. She went on to ask if the Board thought this type of complex would be of a benefit to the town before she did a feasibility study. This site was originally setup with a 4 acre pad plus a 3 acre pad. Ms. Hiuser also stated the wetland permit previously granted has been extended.

The Board stated the area by Bittern Lane and Rte 3 has traffic issues and suggested she should work with Department of Transportation (DOT) to see what steps might be required by the DOT for resolving the traffic issues on Rte 3. The Board also has some concerns regarding parking placement on the property.

Other Business:

Chairman Alden brought the meeting minutes of January 22, 2013 to the floor for discussion and approval. Motion was made by Ms. Tilton and seconded by Mr. Pyra to approve the minutes as written. Motion passed.
Motion was made by Ms. Plessner and seconded by Mr. Haberman to bring the meeting minutes of February 4, 2013 to the floor for discussion and ultimate approval. Motion passed.

Ms. Tilton stated the February 4 special meeting was posted to take a vote to recommend or not recommend the zoning changes being placed on the March ballot. The agenda for the meeting did not state other business but a discussion took place concerning other business.

Ms. Plessner stated she would look at the agenda and see if there was an error. Ms. Plessner stated the Board can correct the error at the next meeting if it is, in fact, an error. Chairman Alden instructed Ms. Marsh to include “any other business” on the agenda to cover those items that might come up at a meeting that need to be dealt with.

Hearing no further discussion Ms. Plessner made a motion to approve the February 4, 2013 minutes as written. Motion was seconded by Mr. Haberman. Motion passed, with Ms. Tilton abstaining from the vote.

Correspondence:
- Copy of the variance granted by the ZBA on 1/28/13 to allow an indoor recreational facility at 100 Autumn Drive. (R6 Lot 10-2)
- Copy of the variance granted by the ZBA on 1/28/13 to allow 5 additional rental units on the third floor of the building located at 218 Main Street. (U5 Lot 36A)
- The Source – Winter 2013
- LRPC letter to solicit compatible projects from communities for consideration in the 2013 Comprehensive Economic Development Strategy (CEDS) update.
- Ms. Marsh called Burger King concerning outside trash cans and they only have 1 can on the outside.
- Town Administrator has asked the Board to review the contracts scope of work with LRPC for Highway Impact Fee and check off the work which has been completed.

Chairman Alden asked that the contract review be put on the agenda for next meeting. Ms. Plessner stated she had spoken to Mr. Izard and he will be sending a new invoice for the work completed on the project.

Master Plan Review:

Ms. Plessner has written a section on recycling to be included in the Master Plan. The Recycling Committee has been working to get the town to recycle.

“Benefits of Recycling
Recycling is the process of collecting and processing materials that would otherwise be thrown away as trash and turning them into new products. Recycling can benefit our community by,

1. Conserving natural resources such as timber, water and minerals;
2. Preventing pollution caused by reducing the need to collect new raw materials;
3. Saving energy;
4. Reducing greenhouse gas emissions that contribute to global climate change;
5. Helping to sustain the environment for future generations;

The mission of the Recycling Committee in Tilton is to find ways to promote recycling efforts in our Town. The
committee sponsors the annual Town yard sale and the road-side clean-up efforts. Our Recycling Committee promotes the hazardous waste collection in the spring and the recycling collection of usable products in the fall. After much research, our Committee is committed to bringing curb-side recycling to Tilton. It is in the best interest of the citizens of Tilton to support and encourage recycling as trash tonnage is only going to get more expensive to remove and it is the right thing to do.

Reduce, reuse, recycle."

After some discussion the Board was in favor of adding this to the Master Plan.

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

Meeting adjourned at 7:40 p.m.

Minutes prepared by Augusta Marsh

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