Tilton Planning Board
Meeting Minutes – April 9, 2013

Agenda: (Approved on 4-23-13)
6:30 p.m. Call to order.

1.) Continuation of PB Case 2013-02 Site Plan Review for indoor turf field at 100 Autumn Drive, Tilton, NH in the Rural Agricultural District (Tax Map R6/10-2)

Other Business:
Approval of March 26, 2013 minutes
Correspondence and any other business
Master Plan Review


Others Present: Bob Callahan, Mike Normandin, Eliza Leadbeater, Scott Parson and Augusta Marsh.

Meeting: Called to order at 6:18 p.m. Chairman Pyra asked the alternate Mr. Haberman to sit as a full member for the meeting.

Chairman Pyra made a motion to enter into a non-public session as per RSA 91-A:3C regarding a matter which if discussed in public would likely affect the reputation of a person. Motion was seconded by Ms. Plessner. A roll call vote was taken. All were in favor.

Ms. Plessner made a motion to come out of the non public session, motion was seconded by Ms. Grace. A roll call vote was taken. All were in favor.

At 6:47 p.m. Chairman Pyra reopened the Planning Board's public hearing.

1. Continuation of PB Case 2013-02 Site Plan Review for indoor turf field at 100 Autumn Drive, Tilton, NH in the Rural Agricultural District (Tax Map R6/10-2)

Chairman Pyra recused himself from hearing Case 2013-02 and turned the meeting over to Vice Chairman Alden.

Vice Chairman Alden asked Mr. Callahan to address the changes he made.

Mr. Callahan stated he changed the closing times to 9 pm on Saturdays and 7 pm on Sundays after listening to the concerns of the Planning Board and his neighbors. He also gave an example of the time schedule for the games on weekends, noting the scheduling will be similar for weekdays.

Mr. Benson asked if Mr. Callahan's neighbors agreed with the changes in closing time on the weekends. Mr. Parson, who lives across the street stated he felt Mr. Callahan's offer to change the hours of operations were acceptable.

Vice Chairman Alden stated the Board had the traffic study done by the Police Dept. Ms. Plessner read an email from the Police Chief stating he had concerns with the parking lot and felt it may need to be expanded to accommodate the number of vehicles coming to and leaving from the site.

Mr. Callahan stated there will be enough spaces once the lot is finished and the boats being stored there are moved. Mr. Callahan finished by saying there is an additional area which is gravel that can be used for parking if it is needed.

The Vice Chairman hearing no further questions from the Board opened the meeting to public input.
Mr. Parson stated he lives across the street and he does not have a problem with the indoor field. His only concern was with the late hours of operation on the weekends. Mr. Callahan has amended his weekend hours and Mr. Parson stated he was satisfied with the new closing times on the weekends.

Ms. Dawson stated she had a conversation with Chief Cormier and he was concerned with size of the parking lot as parking along Autumn Drive is not an option. Ms. Dawson questioned the sketch of the parking area which did not show the sizes of the parking spaces or dimensions of the parking lot. Ms. Dawson also expressed some concerns with the 8 am start time and school buses going through the area, with the intersections of Grange Road, Autumn Drive and Lancaster Hill Road and the speeds which the vehicles travel.

Mr. Callahan explained the size of the parking spaces will be 8 ½ by 22 ft and the parking lot will be large enough to sufficiently handle 50 or more cars. Mr. Callahan stated there will be no reason for cars to park on Autumn Drive.

Ms. Leadbeater stated when FEMA rented the space there were at least 45 vehicles parked on site each day. The only reason the kids would be coming at 8 am would be because there was no school such as during school vacation weeks. This field will be used mostly during the fall and winter months.

Mr. Pyra noted on the traffic count from the Police Dept. it shows posted speed is 30 mph but Autumn Drive posted speed is 35 mph.

The Chairman hearing no further questions or comments, closed the public discussion.

The Chairman asked the Board if they felt Mr. Callahan had addressed all the issues. Ms. Plessner stated Mr. Callahan worked with his neighbors and the Town to change the hours of closing. The Board agreed with her statement.

Hearing no further comments a motion was made by Mr. Haberman to approve PB Case 2013-02 with conditions added by Ms. Plessner.

1. Compliance with State Fire Codes.
2. Submit a scale drawing showing the parking on the site.
3. No parking to be allowed on Autumn Drive.
4. Compliance with the Town of Tilton signage regulations.
5. Hours of operation will be Monday thru Saturday 8am to 9 pm and Sunday hours from 8 am to 7 pm as submitted by the property owner.

Motion was seconded by Mr. Benson. Vote taken, all in favor except Mr. Pyra who had recused himself and did not vote.

Chairman Pyra rejoined the board.

Other Business:

Minutes:

Ms. Plessner made a motion to bring the minutes of March 26, 2013 to the floor for discussion and approval. Motion was seconded by Ms. Alden. Vote taken, motion passed. The Board made several changes to the minutes. Mr. Haberman made a motion to accept the minutes of March 26, 2013 with corrections, motion was seconded by Ms. Grace. Vote taken, motion passed with 7 affirmative votes.

Correspondence:

- NH Planners Association Spring 2013 Workshop - Monday April 29 at La Belle Winery in Amherst.
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- Transportation NH Going Places at The Ledges - Taylor Community in Laconia on April 30 from 1 to 4 p.m.
- CAI Technologies from Littleton, NH – municipal mapping, geographic information systems, and customized GIS solutions.
- DOT Driveway application accepted for 454 W. Main Street – Mountain Top Trailers U8/11A
- Flood lines newsletter for Spring 2013.
- NH DES Annual Drinking Water Source Protection Conference at the Grappone Conference Center in Concord on May 1, 2013.

The Board had a discussion on site visits and how they should be conducted.

Change of Use review for AutoServ at 40 E. Main Street. They have added a fitness center for their employees and customers to use while their vehicles are being serviced. The Fire Dept has inspected the space.

The Board didn't feel this would require a site plan but did suggest Autoserv contact the State Board of Health and the Town Health Officer for a list of possible required permits needed and to learn when an inspection of the site would be required.

Change of Use review for Mountain Top Trailers at 454 W. Main Street to allow a person to display cabinets he builds at his home in their office building. This would allow the person to meet with customers at the site during evening hours.

After some discussion, the Board felt this would be an additional business at the site and would require an amended site plan.

Chairman Pyra made a motion that adding the display of cabinets in the office at 454 W. Main Street is a change of use and would require an amended site plan. Motion seconded by Ms. Grace. Vote taken, motion passed by 7 affirmative votes.

Master Plan Review:

Ms. Marsh stated she is in the process of making the changes which were discussed at the March 26, 2013 meeting and updating the different sections with current information. The Master Plan chapters with the changes will be ready for the Board to review at the next meeting on April 23, 2013.

Ms. Plessner asked the Board if they had reviewed the recycling section. Chairman Pyra suggested the date the recycling committee began should be included. Ms. Plessner stated she would contact the Recycling Committee for the date it began.

Mr. Pyra suggested the last line of the Benefits of Recycling should include the words clean up after hazardous waste. The Board agreed.

Hearing no further discussion, motion was made and seconded to adjourn the meeting. Motion passed.

Meeting adjourned at 8:00 p.m.

Minutes prepared by Augusta Marsh

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