Tilton Planning Board
Meeting Minutes – April 23, 2013

Agenda: (Approved on 5/28/13)
6:30 p.m. Call to order.

1) PB Case 13-04 Site Plan Review. The applicant is proposing to open a business called Crossfit Corps at the property located at 456 Laconia Road to have Crossfit Corps. The property is in the Mixed Use District. (Tax map R10 Lot 1A)

2) PB Case 13-05 Site Plan Review Aspen Dental. The applicant is proposing a 3,430 sq. ft. dental office on an existing pad located at 15 Lowes Drive. The property is in the Regional Commercial District. (Tax map R24 Lot 1-3)

3) Conceptual discussion for 454 W. Main Street at Mountain Top Trailers to display cabinets at the site and meet with clients.

Other Business:
Approval of April 9, 2013 minutes
Correspondence and any other business
Master Plan Review

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

Others Present: Natalie Arena, Sheila Dodge, Katherine Dawson, Dennis Gaudet, Nicole Duquette – TF Moran, and Augusta Marsh.

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

Vice Chairman Alden asked Mr. Haberman to sit as a full member for this meeting.

1) PB Case 13-04 Site Plan Review. The applicant is proposing to lease a unit at the property located at 456 Laconia Road to have Crossfit Corps.

Hearing no disqualifications, Vice Chairman Alden stated she had reviewed the application and found it to be substantially complete and asked for a motion. Ms. Plessner made a motion to accept the application as it appears to be substantially complete. Ms. Tilton seconded the motion. No further discussion. Motion passed.

Natalie Arena described her plan to open Crossfit Corps gym, which uses weight plates and jumps ropes to promote functional fitness. Ms. Arena stated she had owned a Crossfit gym in Florida that she closed in order to move to New Hampshire. The classes are 1 hour long and begin at 6 am through 8 pm. A lot of the activities are done outside. There is parking in front of the building. Ms. Arena told the Board she will be adding a sign for her business to the existing plaza sign. The class size is between 5 to 10 people.

Ms. Dodge, owner of the property located at 456 Laconia Rd, addressed the parking on the site. The parking is never full for the businesses which are currently there. One of the businesses does display items in the lot but they can be move if more parking is required. The parking spaces are not lined because some of the lot is gravel.

Ms. Plessner asked if an updated DOT driveway permit had been applied for. Ms. Dodge stated she had not applied for an updated DOT driveway permit but she will.

Open and closed to public comments as no one asked to speak.

Hearing no further discussion, Ms. Plessner made a motion to approve site plan PB Case 2013-04 for Crossfit...
Corps with the following conditions:

- Compliance with State Fire codes.
- Compliance with the Tilton Signage Regulations.
- Certificate of Occupancy is required. Will need to contact the Fire Department and the Building Inspector to have the inspection completed for the Certificate of Occupancy.
- Submit a revised site plan showing parking for the site.
- Notify DOT for an updated driveway permit.

Ms. Grace seconded the motion. No further discussion. Motion carried.

2.) PB Case 13-05 Site Plan Review for Aspen Dental. The applicant is proposing a 3,430 sq. ft. dental office on an existing pad located at 15 Lowes Drive. The property is in the Regional Commercial District. (Tax map R24 Lot 1-3)

Hearing no disqualifications, Vice Chairman Alden stated she had reviewed the application and found it to be substantially complete and asked for a motion. Ms. Plessner made a motion to accept the application as it appears substantially complete. Mr. Haberman seconded the motion. No further discussion. Motion passed.

Nicole Duquette from TF Moran is representing Aspen Dental.

Vice Chairman Alden asked if the Fire Department letter will be addressed. Ms. Duquette stated they have spoken with Aspen Dental and they have agreed to sprinkle the building.

Ms. Duquette began by stating the site has been previously approved for the Pizza Hut which included an additional pad site for another retail business which is pad ready. The site has the retaining wall, guardrails and light poles installed. Aspen Dental is looking to build a 3,430 sq. ft. one story dental office. They will have 8 chairs and approximately 10 employees. The pad site has 32 parking spaces for the dental office and there are 43 spaces for Pizza Hut, total of 75 spaces for both tenants. Ms. Duquette stated they will be connecting to the water for the sprinkler system, gas service and have underground electric. The erosion control will be set to protect the pond. Snow storage will be in the front of the site towards Rte 3 but in the event of heavy snow it will be removed from the lot. The entrance to the building is being planned for the side of the building facing the retaining wall area with a 5 ft. walkway and 24 ft driving lane. Signage will be on end of the building facing Rte 3.

Ms. Plessner stated when Pizza Hut came before the Board for a site plan, the Planning Board would only approve the Pizza Hut building as the other building was close to the Pizza Hut site and no tenant was secured so questions regarding traffic and the small space between buildings could not be addressed. The Planning Board had issues with having parking between the two buildings because of limited space and safety concerns for pedestrian foot traffic. Ms. Plessner stated the current site plan calls for a larger building and parking between the site so she felt the safety issue still exists.

Hearing no further questions from the Board, Vice Chairman opened the discussion for public comment.

Katherine Dawson stated she has concerns with the runoff of snow melt and storm water. She would like to ask the Board to determine where the snow storage will be on this site. If snow is stored on the Rte 3 side of the site the contaminated snow will melt in the catch basins and end up in the river. A maintenance plan needs to in place for this site.

Dennis Gaudet, owner of the propert behind the Pizza Hut site, stated he is opposed to this size building as
the site was developed for a smaller size building. Mr. Ryan, previous owner of the Gaudet's site negotiated a viewing easement with the developer of the Pizza Hut property. Mr. Gaudet suggested if the size of the building was reduced it would allow for more visibility from Rte 3 for those properties out back.

Ms. Duquette stated this design is one of the smaller sizes for Aspen Dental. Ms. Duquette continued by stating this building was designed to fit this site with sufficient parking and not to interfere with the viewing easement. Ms. Duquette finished by saying the drainage on site runs to the two catch basins that goes into the closed system on the Pizza Hut site.

Ms. Plessner made a motion to continue the site plan review of PB Case 13-05 for Aspen Dental to May 14, 2013 at 6:30 p.m to allow the applicant time address drainage, snow storage, directional signage for traffic control on site and to determine if the building facade will interfere with the viewing easement. Motion was seconded Mr. Haberman. Motion passed.

3. Conceptual discussion for 454 W. Main Street at Mountain Top Trailers to display cabinets at the site and meet with clients.

The person who had requested this discussion was a no show.

Dennis Gaudet spoke to the Board concerning the fitness program at AutoServ. The Board was interested in knowing whether or not the State required any inspections or special permits and Mr. Gaudet stated he would call and find out. Mr. Gaudet spoke about the trees being taken down by the pond near the Agway building and told the Board it the Conservation Commission wanted to meet at the site, he would be happy to meet with them to go over what had been done. Mr. Gaudet also spoke about a tree in the grave yard and asked to speak to the Highway Director at the site to go over the possible treatment that could be done to the tree to get rid of the dead growth and clean it up so that the tree would be healthier.

The Board discussed their concerns for the number of businesses at 454 W. Main Street with the rented office building on the site and the hot dog cart with dense the traffic on Rte 3.

Minutes:

Ms. Plessner made a motion to bring the minutes of the April 9, 2013 meeting to the floor for discussion and approval. Motion was seconded by Ms. Tilton. Motion passed

Hearing no further correction of the minutes Ms. Plessner made a motion to approve the minutes of April 9, 2013 as corrected. Motion was seconded by Mr. Haberman. Motion passed.

Correspondence:

- Standard Dredge and Fill Application Form for DOT projects for along Rte 3.
- LRPC will hold a meeting on May 7 at Laconia Middle School at 6 pm to discuss how we can make the Lakes Region the best place to live.
- DOT updated driveway application for Arvidson Chiropractic Ctr at 379 W. Main Street.
- DOT approved driveway permit for Mtn Top Trailers at 454 W. Main Street.
- DOT approved driveway permit for 347 Lancaster Hill Rd to pave.
- Lakes Region Planning Commission meeting April 29, 2013 in Wolfeboro.
- Supply Lines with The Source – Spring 2013.
- Brochure for Dave's Septic Service for portable toilets rentals.

Master Plan Review:
Copies of the chapter which that have been revised to with the changes as the Board has made. Also several of the charts were updated with current information. Vice Chairman Alden asked the Board to review the changes for next meeting.

Vice Chairman Alden signed the lot merger for the Dwyer Estate to merge the two parcels into one lot. (R16/7 and R16/7-1)

Dollar General is requesting additional signage to be place at the entrance to Bond Auto. The Board reviewed the request and noted this would require a variance from the ZBA for off premise signage.

Mr. Canzano has a person interested in having summer flea markets on his property along Rte 3. The Board would like Mr. Canzano come in with a conceptual plan showing the placement of the vendors and where the parking will be.

Hearing no further discussion motion and passed to adjourn the meeting.

Meeting adjourned at 8:50 p.m.

Minutes prepared by Augusta Marsh
(These minutes are subject to the review and approval by the Planning Board at the next meeting.)