TILTON PLANNING BOARD
Meeting Minutes – May 14, 2013

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

1.) Continuation of PB 13-05 Site Plan Review for the proposed Aspen Dental office at 15 Lowes Drive in the Regional Commercial District. (Tax Map R24 Lot 1-3)

2.) Conceptual discussion for the possibility of a flea market at property along Rte 3 in the Resort Commercial District during the summer.

3.) Katherine Dawson to speak about kennels/ordinance.

Other Business:
Approval of April 23, 2013 minutes
Correspondence and any other business
Master Plan Review

Members Present: Eric Pyra – Chairman, Elaine Grace, Judy Tilton, Sandy Plessner – Ex Officio

Others Present: Nicole Duquette, Nicholas Lazos, Michael Argors, Katherine Dawson, Domenic Canzano, and Augusta Marsh.

Meeting: Chairman Pyra called the meeting to order at 6:30 p.m. and noted there was a quorum present.

1. Continuation of PB Case 13-05 Site Plan Review for the proposed Aspen Dental office at 15 Lowes Drive in the Regional Commercial District. (Tax Map R24 Lot 1-3)

Nicole Duquette with TF Moran introduced Attorney Nicholas Lazos and Michael Argors from Charles River Realty to the Board.

Ms. Duquette began by requesting the Board consider approving this site plan application, given they have addressed all items the Board had asked for as follows:

• The Fire Department's letter requesting the building to be sprinkled and have an fire alarm system. Aspen Dental has agreed and will have these added to their building plans. Ms. Duquette stated she had also added a note to the revised site plan which states the plan has to be approved by the Fire Department prior to building permit being issued.

• The snow storage areas will be along the Rte 3 side of the property and the trees have been moved to prevent snow storage on the pond side to the property.

• The wall signs will be internally illuminated.

• Drainage on the site. The previous Northpoint drainage report did include the retail pad. TF Moran did a comparison of the impervious surface area and found a decrease of 450 sq. ft. due to an increased area of landscape surface. Ms. Duquette finished by saying the drainage report is still valid regarding this current site plan.

• A note has been added to the plan to have the contractor install oil/water separators, if they are missing from the site, which will include the Pizza Hut portion.

• The Planning Board had asked us to review the no build easement on the site. We had Attorney Nichols Lazos reviewed the easement and our site plan is in compliance with the no build easement. The building will be 3 ft off the no build line. The easement does allow for landscaping in the no build easement area.

• The Board had a question regarding the angle parking spaces. Ms. Duquette their traffic engineer had reviewed the site and he stated the build up of the second pad site gives Pizza Hut a second exit for their customers to use. Pizza Hut would not agree to remove the angle parking spaces. Do not enter and stop signs will be added.
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Attorney Nick Lazos explained what the easement does is create access rights, utility rights and a no build area. Attorney Lazos continued by saying this easement basically states no building will be constructed in the no build area but landscaping, signs, paved parking areas, curbing, retaining walls would be allowed in the no build area. The plan for the building is outside of the no build easement.

Ms. Plessner asked if an updated DOT driveway permit had been applied for. Ms. Duquette stated they had not but they will apply for updated driveway permit.

Hearing no further questions from the Board the Chairman opened for public input.

Ms. Dawson asked the Board to include in the conditions of approval that you specify the oil/water separators be manufactured and the design for them be submitted along with a maintenance plan.

Hearing no further public comment the Chairman closed the public discussion.

Hearing no further discussion or questions from the Board. Ms. Plessner made a motion to approve PB case 13-05 Site Plan for the proposed 3,430 sq. ft. Aspen Dental office at 15 Lowes Drive with the following conditions:

- Compliance with State Fire Codes.
- Compliance with Tilton Signage Regulations.
- Updated DOT driveway permit.
- Manufactured oil/water separators with a maintenance plan, if needed.
- Directional signs where needed.

Motion was seconded by Ms. Tilton. Motion passed by 4 affirmative votes.

2.) Conceptual discussion for the possibility of a flea market at property along Rte 3 in the Resort Commercial District during the summer.

Nick Canzano was present representing Mr. Chaille. Mr. Canzano presented a drawing of the proposed plan to have camping with a flea market and an updated DOT driveway application for the property located on Laconia Road. Mr. Canzano stated the plan is to have campsites and a flea market for the summer. Mr. Chaille is also planning on having campsites for motorcycle week and installing port-a-potties. There will be no parking along Rte 3.

Ms. Plessner and Ms. Dawson noted the vendors at the flea market would be required to have hawkers and peddlers permits from the Town of Tilton. Ms. Plessner stated port-a-potties would have to be cleaned frequently.

The Board asked about type of signage being planned. Mr. Canzano stated the signage had not been discussed but if needed it would be temporary signage.

The Board reviewed the zoning regulations and noted that campgrounds and flea markets are permitted in the Resort Commercial district and would require a site plan to be done. Ms. Plessner noted the Board's main concern is to keep people safe along Rte 3.

3.) Katherine Dawson to speak about kennels/ordinance.

Ms. Dawson stated being the Town Health Officer she has had calls concerning kennels. The Town does not have any ordinance for kennels. She went on to state the Dept. of Agriculture definition of a
commercial kennel is any entity that transfers 10 or more litters or 50 animals in any 12 month period. A kennel is only an enclosure to house non-farm animals. Most of the complaints the Town receives are for the number or type of animals being kept.

Ms. Dawson stated she is in the process of writing a kennel ordinance because there are many issues such as the dangers of parasites in dog feces and its disposal. Ms. Dawson told the Board she is writing this ordinance and the Planning Board could continue by adding something to the zoning regulations, such as where kennels would be allowed in the district, size of the kennel and the amount of land required to operate a kennel. Ms. Dawson finished by saying once she has written the ordinance she will present it to the Planning Board for review and comment.

Minutes:

Ms. Plessner made a motion to bring the April 23, 2013 minutes to the floor for discussion and approval. Motion was seconded by Ms. Tilton. Motion passed.

Chairman Pyra was not present for the April 23, 2013 meeting and he would have to abstain from voting which leaves the Board without a quorum to review the meeting minutes. The review of April 23, 2013 meeting minutes will be continued to the May 28, 2013 meeting.

Correspondence:

- Tilton Northfield Fire letter dated March 15, 2013 for the inspection of the AutoServ fitness center.
- Roland Gamelin from AutoServ telcon stating he had contacted the State of NH Dept of Health to find out if they required any inspection of the fitness center, which they do not.
- Submitted sketch of parking for PB 13-04 at 456 Laconia Rd – Crossfit Corps.
- DOT Driveway application updated driveway permit for Sheila Dodge at 456 Laconia Rd for Crossfit Corps.
- DOT Driveway application for paving at 14 Clark Road.
- NH Town and City (May/June 2013 issue)
- Save the Date – Lakes Region Planning Commission - Annual Meeting – Monday June 14, 2013 from 6 to 9 pm. More information to follow.
- Letter from Tim Pearson requesting the Board to add a requirement to provide digital copies of documents submitted for site plan review.

Master Plan Review:

The Board decided to review the Master plan at the next meeting when a full Board is present.

Hearing no further discussion motion was made to adjourn.

Meeting adjourned at 8:15 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.)