Tilton Planning Board  
Meeting Minutes - January 28, 2014  

Agenda: 
6:30 p.m. Call to order. (Approved on 2-11-14)

PB Case 14-01 Site Plan Review to remove existing building and construct a 3400 sq ft retail/office building with parking, stormwater treatment and new sewage disposal system. Property is located at 304 Laconia Rd in the Resort Commercial District. Tax Map R20/27.

PB Case 14-01-A Applicant is applying for a Conditional Use Permit Groundwater Protection at 304 Laconia Rd in the Resort Commercial District. (R20/27)

PB Case 14-01-B Applicant is applying for a Conditional Use Permit within the Wetlands Buffer Zone at 304 Laconia Rd in the Resort Commercial District. (R20/27)

Other Business:
- Approve the January 14, 2014 Correspondence
- Other Business

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

Ms. Plessner swore in Juliet Harvey as a new member of the Planning Board.

Others Present: Steven Smith, Joe Jessemen, Christine St .George and Augusta Marsh

Meeting: Chairman Pyra called the January 28, 2014 Planning Board meeting to order at 6:34 p.m.

PB Case 14-01 Site Plan Review to remove existing building and construct a 3400 sq ft retail/office building with parking, stormwater treatment and new sewage disposal system. Property is located at 304 Laconia Rd in the Resort Commercial District. Tax Map R20/27.

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Chairman Pyra stated he had reviewed the all applications and found them to be substantially complete. Ms. Plessner made a motion to accept the applications for Case 14-01 for site plan review, Case 14-01A conditional use permit groundwater protection and Case 14-01B conditional use permit within the wetlands buffer zone for the property located at 304 Laconia Rd as they appeared to be substantially complete. Motion was seconded Ms. Grace. Vote taken, motion passed.

Chairman hearing no disqualifications from the Board asked the applicant to proceed.
Steven Smith from Steven J Smith Associates is representing the property owner, Joseph Sterner, who was not able to be present for this meeting.

Mr. Smith began by describing the property at 304 Laconia Road, tax map R20 lot 27 in the resort commercial district. The property is a little under an acre of land area with 207.25 ft of road frontage and sits within two (2) overlay districts which includes the groundwater protection and the wetland buffer zone. Mr. Smith noted he has submitted both of those conditional use applications.

Mr. Smith gave a brief history of the property. The property was previously purchased by WAPTI, who came before the Planning Board in May of 2011 with a conceptual design to build a 5000 sq. ft. retail/office building. At that meeting the Planning Board suggested WAPTI do a new septic system design, update the DOT driveway permit, and seek a special exception for a building larger than 3000 sq. ft. with the ZBA. The ZBA granted the special exception for up to a 5000 sq. ft. building to be placed on this site. There was no wetland delineation on the previous plan so Mr. Smith was not sure if the wetlands have been mapped. At this point the property was sold to Mr. Sterner, who obtained a DOT driveway permit in April of 2012. Mr. Sterner then applied for a building permit but was denied because a site plan had not been done for the property. Mr. Smith finished the history by saying Mr. Sterner then hired his firm to complete the site plan process.

Mr. Smith stated he came before this Planning Board in November of 2013 for a conceptual discussion and questions on the application which would need to be filed.

Mr. Smith described the new plan and presented pictures of the site. The plan is to remove the existing structure and relocate the entrance. The plan is to build a 3400 sq. ft. building having 2696 sq. ft on the first level with an upper floor of 1200 sq ft of storage area. There will be 21 parking space with 1 handicapped space. A new septic system is being proposed that will be a clean system which will be environmentally better for this site. This site does not have the area that will meet the town's or State's setbacks for the septic system. Mr. Smith noted the property has been surveyed so the acreage is correct.

Mr. Smith stated he sent a letter to the Conservation Commission addressing their concerns. Mr. Smith continued by stating he would like to meet with the Conservation Commission at their next meeting to discuss the plan with them. Mr. Smith they have made changes to the plan to address the Conservation concerns with the 100 year flood event.

Mr. Smith continued by saying the State has no issue with the drainage plan that is proposed. The new plan will correct the drainage before it flows into the State pipe going under Rte 3.

The Board asked Mr. Smith about the DOT letter asking for a turning lane. Mr. Smith stated they are in discussions with DOT as to why they are requesting this. The original driveway permit was issued with no turning lane in 2012, only the entrance was proposed to be moved.

Chairman Pyra asked questions about the parking lot drainage. Mr. Smith explained the parking lot drainage will flow into the detention pond.
Ms. Plessner suggested the case be continued to allow Mr. Smith to meet with the Conservation Commission and the Department of Transportation in order to address each of their concerns.

Ms. Alden made a motion to continue the case to February 25, 2014 at 6 p.m. to allow the applicant to meet with the Conservation Commission on February 17, 2014. This also allows the applicant time to meet with DOT concerning the turning lane. Motion was seconded by Ms. Grace. Vote taken, motion passed.

Minutes:
Ms. Plessner made a motion to bring the minutes of the January 10, 2014 to the floor for discussion and approval. After a brief discussion on changes, Ms. Plessner made a motion to accept the minutes of January 10, 2014 as corrected. Motion was seconded by Ms. Alden. Vote taken, motion passed with Ms. Alden abstaining from the vote.

Ms. Plessner swore in the new member Christine St. George. Ms. Plessner also swore in Jane Alden and Eric Pyra as they both agreed to serve another three year term.

Correspondence:
The Source - Water Protection - Winter 2014
DOT letter concerning drainage issues for the Lowes property adjacent to Rte 3 causing icing conditions on the sidewalk.

Hearing no further discussion motion was made by Ms. Plessner and seconded by Ms. Alden to adjourn the meeting. Vote taken, motion passed.

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 next scheduled meeting.)