Tilton Planning Board  
Meeting Minutes - February 11, 2014

Agenda: (APPROVED, AS AMMENDED ON 2/25/14)

6:30 p.m. Call to order.

**PB Case 14-02 Amended Site Plan** to allow the cleaning, washing and detailing of automobiles. Property is located at 216 Laconia Rd in the Regional Commercial District. (R20/20)

**Conceptual** discussion of the proposed new building at 51 Tilton Rd in the Regional Commercial district. (R23/23)

**PB Case 14-03** Boundary Line Adjustment to transfer 1,342 sq ft from Sgambati to Bayley creating no additional building lots. Property is located 10 Highland Ave in the Village District. (U7/21 & 20)

**Other Business:**
- Approve January 28, 2014 minutes
- Correspondence
- Other Business

**Members Present:**
Chairman Eric Pyra, Vice Chair Jane Alden, Ex-Officio Sandy Plessner, Judy Tilton, Elaine Grace, Juliet Harvey, Christine St. George and alternate Robert Haberman.

**Others Present:**

Meeting was called to order at 6:30PM by Chairman Pyra.

First order of business was conceptual discussion of the proposed new building at 51 Tilton Rd in the Regional Commercial district. (R23/23). Chris Rice and David Gross outlined the proposed Granite State Credit Union. The existing building has been demolished, although the existing pavement remains. The proposed building is a two story with a drive through. The first floor is proposed at 4,800 sq. ft., the second at 1,800 sq. ft. There will be 36 parking spaces with 7 future. There will be a new sign location.

Contact has been made with Fire, Sewer and NH DES Shoreline Protection. They are reducing the impervious surface area with alteration of terrain for storm water. It was speculated as to whether a permit for shore line protection would be needed.

Ms. Grace questioned why two way traffic was only partial on the left hand side of the building. Mr. Rice explained that it was one way after a certain portion due to the drive through and safety concerns, allowing those parking furthest not to have to drive around the entire building. They will be submitting to DOT for an amended driveway permit.

Mr. Pyra questioned snow storage. Mr. Rice indicated it would be located at the furthest spot from the building in a non landscaped area.

Mr. Pyra questioned if they would be changing the slope of the land. Mr. Rice responded that not much would change, other than one corner for the purpose of drainage.
Although the building is not required to be sprinkled, they are currently investigating this option.

As there were no further questions for Mr. Rice or Mr. Gross, the Board thanked them and they left the meeting.

Next to address the Board was John Bernard regarding **PB Case 14-02 Amended Site Plan** to allow the cleaning, washing and detailing of automobiles. Property is located at 216 Laconia Rd. in the Regional Commercial District. (R20/20).

Mr. Bernard signed the application presented. Motion by Ms. Plessner to accept the application as it appeared to be substantially complete. Motion seconded by Ms. Alden. Motion voted, motion passed.

Mr. Bernard explained that they are proposing detailing at Winnisquam Auto West. He has applied and been granted State approval. Mr. Bernard is proposing use of the same system used by the State for those not on Municipal Sewer, which includes an oil grit separator. The MSDS has been sent to the State and approved. They will be using Simply Green which is a biodegradable product. The State conducts random testing.

Ms. Alden expressed concern with what would be generated and asked if it could be handled by the 50 or 100 year plan for storm water. Mr. Bernard responded that they would only be detailing 2 cars per day and expected generation of 10 – 15 gallons per day. Ms. Alden noted that the original plan for the property was for no maintenance or washing. Mr. Bernard explained that the State does not allow repairs to be done where washing occurs. He stated that none of the water would be leaving the site. Washing is done outside, as is permitted by the State. Mr. Bernard explained that it made sense, business wise, and that he employed 10 locals, that he wants to keep busy. There are no wetlands on the site and water would not be leaving the site. He doesn't believe that the Conservation Commission will have an issue with the plan. The process of detailing was discussed.

Mr. Pyra questioned the size of the tank. Mr. Bernard responded that it was a 75 gallon tank. During work on the property, Mr. Bernard discovered that there were already floor drains in place that could be used for this purpose.

Ms. Harvey questioned if he had considered other products. Mr. Bernard stated he is going with the State recommended product.

Ms. Plessner questioned if he were planning a swale and where snow storage would be located. Mr. Bernard indicated a swale would be approximately 18 feet long and 2 ½ ft. deep. Ms. Plessner requested time to visit the site. Detailing would be for the businesses own cars only.

As there were no further questions, Mr. Bernard thanked the Board and left the meeting.

Motion by Ms. Tilton to continue **PB Case 14-02 Amended Site Plan** to allow the cleaning, washing and detailing of automobiles. Property is located at 216 Laconia Rd in the Regional Commercial District. (R20/20), until the next meeting on February 25th, 2014. Motion seconded by Ms. Grace. Motion voted, motion passed.

Motion by Ms. Alden to accept **PB Case 14-03 Boundary Line Adjustment** to transfer 1,342 sq ft from
Sgambati to Bayley creating no additional building lots. Property is located 10 Highland Ave in the Village District. (U7/21 & 20), for consideration. Motion seconded by Ms. Grace. Motion voted, motion passed.

Mr. Krause, licensed land surveyor with Susan Bayley of the Bayley Trust represented the case. Mr. Krause explained that the Bayley stone wall had inadvertently been built over a corner of the Sgambati property. The property owners have come to an agreement to purchase a triangle of the property, no road frontage will change.

Mr. Haberman questioned if there were any plans to move the wall. There are not, the wall is stable and will remain, there is an agreement between property owners to address the line.

As there was no further comment or questions, Ms. Plessner made a motion to approve the lot line adjustment of **PB Case 14-03**. Motion seconded by Ms. Harvey. Motion voted, motion passed.

The Board requested a PDF file. Mr. Krause and Ms. Bayley thanked the Board and left the meeting.

The Board reviewed the January 28th, 2014 Meeting Minutes. Ms. Alden suggested several amendments. Motion by Ms. Plessner to accept the January 28th, 2014 Meeting Minutes as amended. Motion seconded by Ms. Tilton. Motion voted, motion passed.

Mr. Pyra reviewed correspondence to the Board.
- Wells Reserve – March Workshop
- Belmont Planning Board – Feb. 24th Meeting
- Daily Sun FYI on electronic signs
- Attorney Correspondence regarding 822 Laconia Road
- Letter from the State with approval to John Bernard

Meeting was called to recess by Ms. Plessner to discuss attorney client letter.
Meeting was called back to order at 8:00PM.

As there was no further business, Ms. Alden made a motion to adjourn. Motion seconded by Ms. Harvey. Motion voted, all were in favor.

Meeting adjourned at 8:00PM.

Respectfully submitted,

Johanna Ames