Agenda
6:30 PM: Call to order

PB Case 14-01 Continuation for 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. (R20/27)

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

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

PB Case 14-02 Continuation for Site Plan Review of 216 Laconia Road. (R20/20)

Other Business:
- Approve the February 11, 2014 minutes
- Correspondence
- Other Business

Members Present:
Eric Pyra (Chair), Jane Alden (Vice Chair), Elaine Grace (Secretary), Sandy Plessner (Ex-Officio Selectman), Judy Tilton, Christine St. George and alternate Robert Haberman.

Others Present:
John Bernard, Stephan Nix, Dari Sassan (Planning Board Staff)

Call to Order
Chairman Pyra called the meeting to order at 6:32 PM.

PB Case 14-01, A & B Continuation
Chairman Pyra indicated that a letter had been submitted to the Board from Steven Smith Associates requesting that the case be continued to the March 25, 2014 Planning Board meeting. The letter indicated that additional time was needed to respond to comments received from the Conservation Commission.

MOVED by Ms. Plessner to continue deliberation of PB Cases 14-01, 14-01-A and 14-01-B to the March 25, 2014 meeting. SECONDED by Ms. Alden.

All in favor, none opposed: MOTION APPROVED.

PB Case 14-02 Continuation
Ms. Plessner stated that the purpose behind continuing the case was to provide Board members with an
opportunity to visit the site. She indicated that she had done so. Ms. Plessner also said that she had spoken with the Conservation Commission chairman, who expressed the opinion that the permit issued by DES appropriately addressed environmental concern associated with the practice.

Ms. Plessner asked about the capacity of the separator chamber. Mr. Bernard replied that it was between 75 and 125 gallons. He added that it would be cleaned out annually by Clean Harbors, in addition to other routine maintenance. Ms. Plessner asked how many cars would be washed in the garage per week. Mr. Bernard said that his staff averages 4-6 hours per car, meaning no more than two cars could be done in a day. He emphasized the difference between detailing (where much of the labor is conducted without water running) and a car wash, where water is running almost constantly. Ms. Alden made note of the importance of the distinction.

Chairman Pyra asked if "Armor All" would be used, indicating that his research revealed potential environmental harm associated with the product. Mr. Bernard indicated that, although Armor All might be used on the interior of cars, it would not be rinsed away after application, thus eliminating the threat of contaminated discharge on site.

Ms. Plessner asked if cars washed would be limited to those that the business is selling. Mr. Bernard indicated that only cars his business is selling would be washed in the garage.

Ms. Alden made note that the DES permit required that, if any new products were incorporated into the washing and detailing process, they would need to be reported to DES. Chairman Pyra asked if anything else would be stored in the garage. Mr. Bernard said that, other than cleaning tools and products, only tires would be kept in the garage.

Ms. Tilton asked why Mr. Bernard had not instead opted to utilize another of his facilities to wash his cars. Mr. Bernard said that the bays at his other facility are already being fully utilized.

Chairman Pyra asked anyone from the general public wished to comment. None was offered.

MOVED by Ms. Plessner to approve PB Cases 14-02 with the following conditions:
1. No auto maintenance shall be conducted on the site.
2. All conditions stipulated in the DES permit shall be upheld.
3. A maintenance plan for the separator system shall be submitted to the Town of Tilton.
4. Compliance with state fire code must be maintained.
SECONDED by Ms. Alden.

All in favor, none opposed: MOTION APPROVED.

February 11, 2014 Minutes
Corrections to the February 11, 2014 minutes were provided by Board members.

MOVED by Ms. Alden to approve the minutes of the February 11, 2014 Planning Board meeting as amended. SECONDED by Ms. Plessner.
All in favor, none opposed: **MOTION APPROVED.**

*The meeting was recessed from 7:16 PM until 7:26 PM.*

**Planning Board Correspondence**

Chairman Pyra reviewed the following documents:

1. DES approved Alteration of Terrain permit for the Tilton School athletic facilities
2. Letter from the Conservation Commission regarding 51 Tilton Road
3. Letter from the Conservation Commission regarding 304 Laconia Road
4. DOT approved driveway permit for Winter Street (R17/18)
5. Updated plans for 822 Laconia Road
6. Letter from Terrain Planning and Design indicating that Winnisquam Resort Condominium Association has applied for DES approval to make improvements to its 650 Laconia Road site

**MOVED** by Ms. Plessner to *adjourn this meeting.* **SECONDED** by Ms. Alden.

All in favor, none opposed: **MOTION APPROVED.**

The meeting adjourned at 7:52 PM.

EP/ds