Tilton Planning Board
Meeting Minutes – October 14, 2014

Agenda
6:30 PM Call to order.

PB Case 14-14 Site Plan Review proposal to:
1. add an indoor fitness center to the upper level of the facility,
2. expand hours of operation from 5:00 AM to 10:00 PM,
3. utilize the facility as a function hall, and
4. allow medical offices
at 100 Autumn Drive in the Rural Agricultural District (R6/10-2)

PB Case 14-15 Site Plan Review proposal to construct and operate a snow dump at 405 Laconia Road in the Resort Commercial District (R21/12-A)

Other Business:
• Review the September 23, 2014 minutes
• Correspondence
• Other Business

Members Present:
Jane Alden (Chair), Judy Tilton (Vice chair), Elaine Grace, Juliette Harvey, Katherine Dawson (Ex-Officio Selectman), and Eric Pyra

Others Present:
Tom Mead, Scott Parsons, Gerald DuBreuil (Belknap Landscape Company), Bob Callahan and Dari Sassan (Planning Board Staff)

Call to Order
Chairman Alden called the meeting to order at 6:30 PM.

PB Case 14-14
Mr. Pyra recused himself for PB Case 14-14.

Mr. Pyra explained the four elements of the Site Plan Review proposal as they appear in this meeting's agenda.

Ms. Dawson indicated that she was concerned about the potential impacts of expanding hours of operation and about whether parking is adequate. Chairman Alden expressed agreement and added that no changes have been made to the parking since the facility first opened, despite the fact that additional uses have been added, and more are proposed.

Mr. Mead said that, in his view, it is important to preserve the character of the Rural Agricultural zone.
He said that when the indoor soccer facility was proposed, he chose not to voice any objections because the proposal conjured images of soccer moms and kids. He added that it did not conjure up a commercial, retail-like facility. Mr. Mead said that the current proposal, in order for it to be successful, would need to become a retail-like facility, as it would be attempting to attract a level of business sufficient to sustain itself.

Chairman Alden asked if anyone from the general public wished to comment. Mr. Mead said that, as a consequence of a recent subdivision, many people impacted are no longer formal abutters, adding that he is now the only abutter other than the site from which the current site was subdivided. He said that in this circumstance, in which there was no abutter notice sent many neighbors, it is particularly important that the Board take into consideration the impacts to the neighborhood.

Mr. Mead said that he was surprised when recently added signage went up, as it represented another level of retail development. He said that he is also concerned about the need for additional lighting that may arise with the expansion of both uses and hours.

Mr. Parsons said that he used to be an abutter. He said that two years ago, the hours of the facility were discussed and all parties were in agreement that 9:00 PM should be the limit. Mr. Parsons said that, when two teams are playing, and two teams coming in for an upcoming game, the number of spots is doubled and adding that to medical offices and functions is going to cause a parking problem.

Mr. Parsons expressed uncertainty as to why he was not invited to the meeting. Mr. Sassan said that, if Mr. Parsons is an abutter and he was not notified, this hearing should be continued immediately and resumed after proper notification had been extended. Discussion revealed that Mr. Parsons is not an abutter, as his property neither touches, nor is it directly across a street or stream from the proposal site.

Board Members expressed concerns with parking, hours and the commercial/retail nature of the facility. Chairman Alden indicated that concerns about lighting, are not only associated with the overhead lighting of the parking lot, but also the headlights from cars coming and going from the facility in early morning, evening and night. She said that the impacts of the latter would be felt by a wide radius of people. Ms. Dawson agreed with Chairman Alden's comments and added that she is concerned with the overall plan to expand a commercial operation within the Rural Agricultural district.

MOVED by Chairman Alden to continue deliberation of PB Case 14-14 to the October 28, 2014 Planning Board Meeting. SECONDED by Ms. Harvey.

All in favor, none opposed: MOTION APPROVED.

PB Case 14-15
Mr. DuBreuil introduced the proposal and circulated photographs of the site. He said that only snow from sites maintained by Belknap Landscape Company would be brought to the snow dump.
Ms. Dawson said that snowmobiles come through the property. Mr. DuBreuil said that he would develop a solution that would route snowmobilers around the snow dump area.

MOVED by Ms. Dawson to continue deliberation of PB Case 14-15 to the October 28, 2014 Planning Board Meeting and to have the applicant present his proposal to the Conservation Commission. SECONDED by Mr. Pyra.

All in favor, none opposed: MOTION APPROVED.

Other Business

Review the September 23, 2014 minutes

MOVED by Chairman Alden to approve the minutes of the September 9, 2014 Planning Board meeting as amended. SECONDED by Ms. Grace.

All in favor, none opposed: MOTION APPROVED.

Planning Board Correspondence

Chairman Alden announced a UNH Cooperative Extension workshop about Timber Harvest Laws in NH.

MOVED by Chairman Alden to adjourn this meeting. SECONDED by Ms. Harvey.

All in favor, none opposed: MOTION APPROVED.

The meeting adjourned at 8:04 PM.