Agenda
6:30 PM Call to order.

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

Continuation of 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)

PB14-16 Preliminary Site Plan Conceptual Consultation – proposal to construct and operate a
charter school at 125 Winter Street in the Medium Density Residential District (R17/14)

PB14-17 Preliminary Site Plan Conceptual Consultation – discussion of potential uses at 570
Laconia Road in the Mixed Use District (R9/53)

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

Members Present:
Jane Alden (Chair), Judy Tilton (Vice chair), Juliette Harvey, Katherine Dawson (Ex-Officio
Selectman), Christine Dembitzky, Eric Pyra and alternate Joe Jesseman

Others Present:
Gerald DuBreuil (Belknap Landscape Company), Pat Clark, Pat Consentino and Dari Sassan (Planning
Board Staff)

Call to Order
Chairman Alden called the meeting to order at 6:33 PM.

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

Mr. Sassan said that the applicant had submitted an email requesting that the case be continued to the
November 25 meeting.
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MOVED by Ms. Tilton to continue deliberation of PB Case 14-14 to the November 25, 2014 Planning Board Meeting. SECONDED by Ms. Dembitzky.

All in favor, none opposed: MOTION APPROVED.

PB Case 14-15
Chairman Alden read an email from DOT indicating that both driveway permits that had previously been issued for the site had expired.

Chairman Alden read a list of possible conditions of approval. Ms. Dawson said that she would like to see a condition that requires soil testing. Ms. Harvey said that the testing parameters would need to be identified. Chairman Alden expressed agreement with Ms. Harvey, adding that she would not want to unduly burden the operator by holding him to a different standard than everyone else. Mr. Sassan said that because the applicant was willing to maintain Green SnowPro Certification for all operators, soil testing might represent an excessive level of risk management.

Mr. DuBreuil said that his company would be using treated salt, which results in reduced chloride contamination. Chairman Alden reiterated that she did not want to hold this applicant to a different standard than other operators, adding that the Conservation Commission reviewed the proposal and did not propose such conditions. Mr. Pyra said that an initial soil test might actually benefit the operator because there is currently uncertainty as to what is currently in the soil prior to operation.

Chairman Alden asked if anyone from the public wished to comment. Mr. Jesseman said that there are no other commercial snow dumps in the Town. He said that he is not in favor of locating a snow dump next to a wetland. Mr. Sassan said that DES recommends that snow dumps be located near flowing water and he said that chloride always moves through the soil, eventually making its way into groundwater or surface water. Mr. Sassan said that much more of the solution to the chloride problem lies in the application phase than it does in the snow removal and storage phase, adding that the focus should be on not applying too much salt in the first place.

MOVED by Ms. Harvey to approve PB Case 14-15 with the following conditions:
1. This approval is valid for 2 years. In order to continue operation beyond two years, the applicant shall return to the Planning Board for renewal.
2. The snow dump shall conform to NH DES recommendations as set forth in the 2007 DES Environmental Fact Sheet entitled “Snow Disposal Guidelines” and to NH RSA 485-C.
3. SnowPro Certification shall be retained for all applicators/operators maintaining properties sending snow to the snow dump.
4. Only snow from properties located in Tilton and maintained exclusively by Belknap Landscape Company may be brought into the snow dump.
5. The property owner must take necessary actions to either divert or discontinue snowmobile traffic through the site.
6. Sufficient signage must be posted, clearly indicating—in language that can be understood by
children—that trespass is prohibited.

7. Necessary driveway permission must be obtained from NH DOT prior to operation.

8. The site shall be open to inspection by the Town and an initial inspection and soil test at the expense of the applicant shall be scheduled prior to operation.

9. A gravel and wood chip berm, 3-5 feet in height shall be installed around the sides and back of the dumping area.

10. All applicable setbacks shall be observed.

11. The site shall be satisfactorily maintained to adequately manage invasive species, runoff, erosion, and all other environmental threats.

SECONDED by Mr. Pyra.

Four in favor, two opposed: MOTION APPROVED.

Ms. Dawson requested that these minutes identify her as one of the Board members that voted to deny the proposal.

**PB Case 14-16**
Chairman Alden said that PB Case 14-16 had been withdrawn.

**PB Case 14-17**
Chairman Alden indicated that the person who had requested the conceptual consultation was not present, thus the discussion could not proceed.

Ms. Consentino said that she was concerned about construction activity occurring near the site. Chairman Alden asked Mr. Sassan to work with the Code Enforcement Officer to investigate the matter.

**Other Business**
Mr. Clark said that he wants to build a shed within the front and side setback, which would require a variance. He said that he also wanted to adjust the lot line, which would require an application to the Planning Board. Mr. Clark said that he wanted to combine abutter notices for the Zoning Board of Adjustment and Planning Board hearings. Mr. Sassan said that the Town had done that for other applicants and that it should be possible in this case.

Review the October 14, 2014 minutes
MOVED by Chairman Alden to approve the minutes of the October 14, 2014 Planning Board meeting. SECONDED by Ms. Grace.

All in favor, none opposed: MOTION APPROVED (Dembitsky abstained).

Planning Board Correspondence
Chairman Alden said there were no correspondence for review.

Other Business
Ms. Dawson said that a walkway needs to be constructed on the Senior Center property to allow people using the Awakenings Chiropractic office to park at a lot on the opposite side of the Senior Center and walk safely between the office and the lot. She indicated that building the walkway was a condition of site-plan approval. Mr. Sassan said that he would work with the Code Enforcement Officer to investigate the matter.

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.

JA/ds