Agenda
6:30 PM Call to order.

PB15-14 **Continuation of Site Plan Review** – proposal to operate an educational consulting and professional development facility at 120 East Main Street in the Mixed Use District (U4/42)

PB15-09 **Continuation of Site Plan Review** – proposal to expand Tilton School's athletic facility to include six new tennis courts at 21 Pillsbury Lane in the Village Residential District (U7/39)

PB15-16 **Site Plan Review** – proposal to construct and operate a cafe at 570 Laconia Road in the Mixed Use District (R9/53-1)

PB15-17 **Site Plan Review** – proposal to construct and operate a gas station and convenience store at 96 East Main Street in the Regional Commercial District (R24/12 &13)

PB15-01 **Preliminary Site Plan Conceptual Consultation** - proposal to construct and operate an indoor sports facility at 18 Bittern Lane in the Regional Commercial District (R24/5)

Other Business:
- Review the June 23, 2015 minutes
- Correspondence
- Other Business

Members Present:
Jane Alden (Chair), Christine Dembitzky, Elaine Grace, Judy Tilton, Juliet Harvey and Katherine Dawson (Ex-Officio Selectman)

Others Present:
John C. Bernard, Erica Calcagno, Pat Consentino (Selectman), William Lander (YET, LLC), Sydney Leggett (YET, LLC), Nathan Collins (RAD Sports), Peter Saliba (Tilton School) Tara Brisson (Tilton School), Fred Heath (Tilton School), John Roche, and Dari Sassan (Planning Board Staff)

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

PB Case 15-14
Mr. Lander presented an additional site plan and a drainage diagram that had been added to his application. He said that a solar, motion-sensing light had been purchased for installation over the side entrance. Mr. Lander and Ms. Leggett said that the addition of a rain garden would result in overall
improvement to the site's stormwater management system. Ms. Tilton asked where snow would be stored. Mr. Lander said that it would be stored behind the building.

Chairman Alden asked if anyone from the public wished to comment. Mr. Saliba asked what type of educational consultation would be offered at the facility. Ms. Leggett explained that they would provide professional development through workshops and other modules for school districts.

MOVED by Ms. Harvey to approve PB Case 15-14. SECONDED by Ms. Dembitzky.

All in favor, none opposed: MOTION APPROVED.

PB Case 15-09
Mr. Saliba said that collaboration between the Board of Selectmen, abutters and the school had resulted in the identification of two possible mitigation strategies for alleviating a light-spillage nuisance. The first would involve changing the angle of field lighting, and the other would involve planting evergreen trees. Mr. Saliba said that on the night after this meeting, the school had arranged to have the angles of certain lamps directed downward, and that light readings would be taken to determine the impact of the angle changes.

Mr. Saliba said that he hoped that directing some of the lamps downward would alleviate the matter, but he added that trees would be planted if the abutter still was not satisfied.

Ms. Grace asked about mitigation for another abutter, who had complained that recently planted maples did not serve to block his view of a parking lot. Mr. Saliba said that the maples were not intended to provide a visual screen, adding that the planting of screening trees is planned as part of completion of the tennis courts.

Mr. Collins explained that the revised plans, submitted since the last meeting, included a half basketball court and a bathroom facility that were not depicted in the original plans. He said that the detention pond had been sized to handle the additional drainage area. Mr. Saliba said that the basketball court might not be installed immediately. Ms. Dawson asked if the courts would be locked during certain hours. Mr. Saliba said that access to the courts would be restricted by key cards.

Chairman Alden asked if anyone from the public wished to comment. Mr. Jones said that he is awaiting fulfillment of a commitment made by the school to plant screening trees. He said that he planted six arborvitae trees to block the view of the parking lot and electrical box. Mr. Saliba said that he would plant screening trees as part of the completion of the tennis courts, adding that he has been consistent with that message and that he said the same thing at previous Planning Board meetings. Mr. Jones said that he has grown tired of waiting for his view of the parking lot to be screened and said that he never should have had to plant any trees on his own. Mr. Sassan asked when the courts would be finished. Mr. Collins said that they would be done in early fall. Mr. Sassan proposed that, if the Planning Board was leaning toward an approval, it might make sense to include a condition of approval requiring planting of screening trees by early fall. Mr. Sassan said that because the determination of
whether adequate screening has been installed is more than an administrative matter, it should be revisited through a compliance hearing at a future Planning Board meeting. Ms. Harvey asked Mr. Jones if providing a firm date in the fall for completion would satisfy him. Mr. Jones said that such an arrangement would be acceptable. It was agreed that October 15, 2015 would be an acceptable deadline.

Ms. Dawson asked if all runoff from both the tennis courts and the basketball courts would be captured in the proposed trench drain. Mr. Collins said that it would. Ms. Dawson asked if the proposed bathroom would include exterior lighting. Mr. Collins said that it would not.

MOVED by Chairman Alden to approve PB Case 15-09 with the following conditions:

1. Light spill issues associated with the turf field lighting shall be resolved to the satisfaction of the Tilton Board of Selectmen.
2. Planting of appropriate coniferous screening trees, serving to visually screen the facility's parking lot and an electrical box from the residence located at 1 Pillsbury Lane (U7/40), shall be completed by October 15, 2015.
3. Stormwater Operations and Maintenance Plan shall be submitted to the Land Use Coordinator.
4. Satisfaction of all conditions shall be confirmed at a compliance hearing on October 27, 2015

SECONDED by Ms. Dawson.

All in favor, none opposed: MOTION APPROVED.

PB Case 15-16

MOVED by Ms. Tilton to accept PB Case 15-16 for deliberation. SECONDED by Ms. Dawson.

All in favor, none opposed: MOTION APPROVED

Mr. Bernard introduced the project, explaining that the proposed business would feature a cafe offering vegan and vegetarian raw foods and juices. Ms. Calcagno said that she has personally reversed the onset of cancer in her own body by changing her diet to include the types of foods and juices that she would be selling.

Mr. Bernard explained the parking provisions. Regarding his sewer connection, he said that the State had expressed a concern regarding pulp being introduced to the system. Mr. Bernard said that this would be solved by collecting the pulp on site and composting it.

Mr. Bernard said that runoff would sheet flow off of the paved areas, adding that an area no more than 2100 square feet would be paved. He explained the intended flow of traffic through the site, indicating that the upper parking spaces would be directed to enter and exit from Grange Road. Mr. Bernard said that he needs to build a walkway. He promised that it would be constructed before another snowflake
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falls.

Ms. Tilton asked about snow removal. Mr. Bernard pointed to several areas that would be used, adding that snow would be hauled away whenever necessary. Mr. Sassan said that the submitted materials did not include much information about the stormwater management system. He said that he had discussed this with Mr. Bernard at the time he submitted his application and that Mr. Bernard had told him that the system was very simple.

Mr. Sassan said that, after visiting the site, he is in agreement that the system is rather simple, but he felt some assurance should be provided, prior to any paving being permitted, that there will be no increase in runoff to receiving properties. Mr. Sassan said that both Ms. Dawson and Mr. Bernard had mentioned that there are several natural features on the property that would be capable of attenuating and treating runoff. Mr. Sassan said that he understood Mr. Bernard intended to use those features, but added that he felt some additional documented assurances should be provided.

Mr. Bernard said that he would not be opposed to providing such assurances and that he already has some professional studies pertaining site drainage. Mr. Bernard added that he has established a pattern of doing projects the right way, and that he intends to maintain that pattern with this site.

Chairman Alden asked if anyone from the public wished to comment. No comments were provided.

MOVED by Ms. Dawson to approve PB Case 15-16 with the following conditions:

1. Site ingress and egress shall comply with Tilton-Northfield Fire Department requirements.
2. A walkway providing pedestrian access between the abutting chiropractic office and additional parking shall be completed by October 30, 2015.
3. Directional signage and/or markings shall be installed to designate directions and lanes of travel.
4. Prior to any paving, a compliance hearing with the Planning Board shall be conducted to confirm abutting properties will not experience increased runoff.

SECONDED by Ms. Dembitzky.

All in favor, none opposed: MOTION APPROVED.

PB Case 15-17  
Chairman Alden said that Case 15-17 would be postponed and scheduled for an upcoming meeting.

PB Case 15-01  
Mr. Roche presented a business plan for the facility and said that the plans now include one 42,000 ft² inflatable field structure and a clubhouse. He explained that a list of requirements from the Board of Selectmen has been incorporated into the overall development plans. Mr. Roche said that there will be two lanes exiting Bittern Lane onto Route 3 and that a sidewalk would be installed at the same grade as
the road. Mr. Roche said that he had met with the Conservation Commission and that suggestions from that meeting would also be incorporated. He said that lights would be installed along Bittern Lane, which will be maintained and operated by the Town.

Mr. Roche said that a new Alteration of Terrain permit will be required from the State and that an existing wetlands permit would need to be amended.

Ms. Tilton asked how loud the building inflation fans would be. Mr. Roche said he was not sure, but that he would obtain that information and have it ready for the site plan review hearing. Ms. Tilton asked about sprinkler systems. Mr. Roche explained that inflatable buildings are never sprinklered and that there are numerous egresses built into the structure. He said that the Fire Department will likely work with a third party to determine what will be an acceptable arrangement.

**Other Business**
Review the June 9, 2015 minutes

**MOVED** by Ms. Tilton to approve the minutes of the June 23, 2015 Planning Board meeting. **SECONDED** by Ms. Harvey.

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

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

**Other Business**

**MOVED** by Ms. Dawson to adjourn this meeting. **SECONDED** by Ms. Tilton.

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

The meeting adjourned at 8:25 PM.

JA/ds