Agenda
6:30 PM Call to order.

PB15-17 Continuation of Site Plan Review – proposal to construct and operate a gas station and convenience store at 80 & 96 East Main Street in the Regional Commercial District (R24/12 & 13)

PB15-18 Continuation of Site Plan Review (pursuant to Zoning Article 4.3) – proposal to erect a sign within the front and side setback at 539 Laconia Road in the Mixed Use District (R10/24)

Other Business:
- Review the August 25, 2015 minutes
- Correspondence
- Other Business

Members Present:
Jane Alden (Chair), Eric Pyra (Vice-chair) Christine Dembitzky, Juliet Harvey and Katherine Dawson (Ex-Officio Selectman)

Others Present:
Paul Martin (Barlo Signs), Jeffrey Dirk (Vanasse & Associates), James Cook (Global Montello), Jim Cranston (Bohler Engineering), James J. Bianco, Jr. (Bianco, P.A.), Karen Soucy (Bianco, P.A.), Wayne Silvia (DF Pray, Inc.), Joe Jesseman and Dari Sassan (Planning Board Staff)

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

PB Case 15-17
Mr. Cranston presented a revised plan depicting a sidewalk connection on the southeast side of the intersection and a crosswalk spanning Route 3 across the west leg of the traffic intersection. The plan showed a 6-foot sidewalk along the west side of the parking lot. He said that the west side would be the safer side for pedestrian crossing. He said that one parking space would be lost, but that there would still be more than the 18 needed for compliance.

Board Members noted that the plan showed a light pole within the sidewalk. Mr. Cranston said that moving the light pole back into the grass area would not create any safety issues.

Mr. Bianco said that he had reached out to the Conservation Commission to find out if the Commission would want to meet regarding the proposal. Mr. Bianco said that the Commission Chairman did not request a meeting. Chairman Alden recalled that the Conservation Commission was primarily concerned with stormwater and change in runoff from a 100-year event. She identified that there
Mr. Dirk said that NH DOT had received the revised plan being presented at this meeting. He said that approval of the driveway permit would include approval of the crosswalk. Mr. Bianco recalled that concern had been expressed at the previous meeting regarding noise pollution from the drive through speaker. Mr. Cranston said that the drive through speaker would operate at about 70 decibels and that it would be pointed toward the back of the property, away from residences. He said that staggered 4-6-foot arborvitae trees had been added to the plan along the back of the site, near the drive through speaker. He said that the trees would provide visual and acoustic buffering.

Ms. Dawson asked about the stormwater management system. Mr. Cranston responded by relaying relevant information from the plans and drainage report.

Chairman Alden asked if anyone from the public wished to comment. Mr. Jesseman asked if a Class B Operator would be on site. Mr. Cook responded affirmatively.

Ms. Dawson expressed concern regarding potential noise from deliveries and trash pick up. She said that fuel deliveries are typically not very loud, but that deliveries of food and trash pick up could be restricted to certain hours of the day.

Mr. Pyra recalled the potential connection to Morrison Avenue and asked Board Members if they felt a condition should be included in the Board's decision regarding the connection. Chairman Alden, Ms. Dawson and Mr. Sassan said that no connection was being proposed at the present time, and they said it had been made clear at the previous meeting that additional permissions would be required in order to allow the potential traffic connection to occur.

MOVED by Ms. Harvey to approve PB Case 15-17 with the following conditions:
1. All lots comprising the site shall be voluntarily merged into one lot prior to construction and operation.
2. A crosswalk providing pedestrian access between the facility and the sidewalks along the other side of Route 3 shall be installed after consultation with the Town of Tilton, NH Department of Transportation and Global Montello’s designated traffic consultant.
3. Trash pick up, as well as food and beverage deliveries shall be conducted between the hours of 6:00 AM and 11:00 PM.
4. Stormwater inspection reports shall be submitted to the Town of Tilton.
5. No light poles shall be installed in the sidewalk.

SECONDED by Mr. Pyra.

All in favor, none opposed: MOTION APPROVED.

PB Case 15-18
Chairman Alden said that the applicant had requested that the case be continued to the September 22,
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2015 Planning Board meeting.

MOVED by Mr. Pyra to continue PB Case 15-18 to the September 22, 2015 Planning Board meeting. SECONDED by Ms. Harvey.

All in favor, none opposed: MOTION APPROVED.

Other Business
Review the August 25, 2015 minutes
Board members provided a correction to the minutes.

MOVED by Mr. Pyra to approve the minutes of the August 25, 2015 Planning Board meeting as amended. SECONDED by Ms. Dembitzky.

All in favor, none opposed: MOTION APPROVED.

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

Other Business
Chairman Alden asked about changing the checklist for site plan review and subdivision. Mr. Sassan said that the Board should look closer at the checklist before formally proposing changes.

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Chairman Alden asked about monitoring stormwater inspections. Mr. Sassan said that other Towns likely have a protocol for monitoring periodic inspections, and that Tilton should also have one.

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Mr. Sassan said that he believed design standards that are present in the Subdivision regulations should also be present in the Site Plan Review regulations. In particular, he continued, the requirement that off-site runoff be no greater after development than it was prior to development should carry over to the Site Plan Review regulations. Ms. Dawson said that the Town's stormwater regulations should be expanded.

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

All in favor, none opposed: MOTION APPROVED.

The meeting adjourned at 7:26 PM.