Tilton Planning Board
Meeting Minutes – October 27, 2015

Agenda
6:30 PM Call to order.

PB15-09 Compliance Hearing – to verify the fulfillment of conditions from the 7/14/15 conditional approval 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 Compliance Hearing – to verify that stormwater will be managed so as not to adversely impact abutting properties, as required by the 7/14/15 conditional approval to construct and operate a cafe at 570 Laconia Road in the Mixed Use District (R9/53-1)

Adoption of Amendments to the Subdivision Regulations – public hearing on proposed amendments to Subdivision Sections 7.6.F and 7.7.H naming the Planning Board or its designated agent as the entity that shall issue driveway permits. A full copy of the text of the proposed amendment is available for review in the Town Clerk's office M-F, 8:30 AM – 4:15 PM.

Planning Board Workshop: Zoning Ordinance and regulatory review

Other Business:
  ● Review the October 13, 2015 minutes
  ● Correspondence
  ● Other Business

Members Present:
Jane Alden (Chair), Eric Pyra, Judy Tilton, Juliet Harvey and Katherine Dawson (Ex-Officio Selectman)

Others Present:
John Bernard, Peter Saliba and Dari Sassan (Planning Board Staff)

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

PB Case 15-09
Chairman Alden read the following conditions of approval from the July 14, 2015 notice of decision:

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

Mr. Saliba said that, regarding the first condition, he has been working with the neighbor, and that after multiple discussions, a resolution appears within reach. He acknowledged that the issue has not yet been entirely resolved.

Regarding the second condition, Mr. Saliba said that coniferous trees were planted to screen the electrical box and that deciduous trees were planted to screen the parking lot. Ms. Dawson said that the notice of decision specified that conifers should be used for shielding both the electrical box and the parking lot and that the condition had therefore not exactly been satisfied. She said that deciduous trees do not provide as effective of a screen as coniferous trees.

Mr. Saliba and Mr. Sassan confirmed that the third condition had been satisfied.

Chairman Alden observed that no one from the public was in attendance for the purposes of offering comment on this case.

Board Members discussed that it would be constructive to observe the site and to hear Mr. Jones's feelings about the plantings. It was agreed that the compliance hearing would be continued, allowing time for Board Members to individually visit the site, and that Mr. Jones would be reminded of the continuation date.

MOVED by Ms. Dawson to continue this compliance hearing to the November 24, 2015 Planning Board meeting. SECONDED by Mr. Pyra.

All in favor, none opposed: MOTION APPROVED.

PB Case 15-16
Mr. Bernard said that a StormTech system would be installed, explaining that the system is comprised of underground chambers which receive and temporarily hold stormwater until it infiltrates. Board Members asked what would happen when the system reaches its capacity. Mr. Bernard said that he would slope the paved areas such that any stormwater not captured by the system would flow into existing natural areas within the parcel.

Chairman Alden observed that no one from the public was in attendance for the purposes of offering comment on this case.

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

1. The site shall obtain approval from the Fire Department
2. Any stormwater not captured by the StormTech system shall be directed away from the
Proper accessibility accommodations shall be provided.

SECONDED by Mr. Pyra. All in favor, none opposed: MOTION APPROVED.

Adoption of Amendments to the Subdivision Regulations
Chairman Alden opened the public hearing on proposed amendments to Subdivision Sections 7.6.F and 7.7.H naming the Planning Board or its designated agent as the entity that shall issue driveway permits.

MOVED by Mr. Pyra to adopt amendments to Subdivision Sections 7.6.F and 7.7.H naming the Planning Board or its designated agent as the entity that shall issue driveway permits.

SECONDED by Ms. Tilton. All in favor, none opposed: MOTION APPROVED.

Planning Board Workshop
Driveway Permit Application
Mr. Sassan distributed a draft driveway permit application and driveway guidelines. Board Members reviewed the documents and provided suggestions for edits. Mr. Sassan said that he would continue to develop the documents.

Residential-scale Livestock
Board Members discussed costs and benefits associated with enacting an ordinance that would dedicate several pages in the Zoning Ordinance to this specific matter. Mr. Sassan said that, from his perspective, one of the main benefits of such an ordinance would be to create opportunities for producing food at home, particularly in dense residential areas where a higher level of oversight may be necessary. He said that, based on comments made by Board Members, it does not appear that citizens are interested in allowing animals like chickens within high density residential districts. It was determined that, at this time, circumstances do not warrant a need for adding a layer of regulation for non-commercial raising of livestock.

Dwelling Unit Density
Board Members discussed inconsistencies in the Zoning Ordinance and regulatory documents and observed that the Board's interpretation of the Zoning Ordinance seems to have changed because it once allowed multiple dwelling units in the Resort Commercial District, but that now, under the same
regulations, the Board is restricting dwelling units to one per lot, even if only one of the proposed units would be a year-round unit. Board Members noted the hour, and agreed that this discussion should be resumed at the next meeting.

**Other Business**

Review the October 13, 2015 minutes.

**MOVED** by Ms. Tilton to *approve the minutes of the October 13, 2015 Planning Board meeting.*  
**SECONDED** by Ms. Dawson.

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

**Planning Board Correspondence**

1. Belmont Planning Board and ZBA agendas  
2. Email from DOT regarding conditions of approval for Dairy Queen driveway permit  
3. Wetlands permit application for Lochmere Hydroelectric Project

**Other Business**

**MOVED** by Ms. Harvey to *adjourn this meeting.*  
**SECONDED** by Mr. Pyra.

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

The meeting adjourned at 8:40 PM.

JA/ds