Agenda
6:30 PM Call to order.

Public Hearing on Zoning Amendments

COPIES OF THE ZONING AMENDMENTS ARE AVAILABLE FOR REVIEW
IN THE TOWN CLERK'S OFFICE: M-F, 8:30 AM – 4:15 PM

Amendment 1 (prepared by the Planning Board)
The effect of the proposed amendment would be to revise Article 11.12.5 (Variance) to require that approved
variances be exercised within two years of the approval date as set forth in NH RSA 674:33, I-a.

Amendment 2 (prepared by the Planning Board)
The effect of the proposed amendment would be to revise Article 11.10 (Bed and Breakfast) to clarify that
permission to operate a bed & breakfast shall be obtained through a special exception, and to establish that special
exception approvals for operation of bed & breakfasts shall run with the land.

Amendment 3 (prepared by the Planning Board)
The effect of the proposed amendment would be to revise Article 4.3 (Setbacks) to:
1. establish that setbacks from lot lines running beneath roadways shall be measured from the edge of
   pavement, or shall correspond with the public right-of-way, whichever is more restrictive, and
2. establish that, other than signs, proposed items within the setback in commercial lots shall be permitted
   only through a variance.

Amendment 4 (prepared by the Planning Board)
The effect of the proposed amendment would be to comprehensively revise Article 14 (Wetlands Conservation
District).

Amendment 5 (prepared by the Planning Board)
The effect of the proposed amendment would be to revise Article 2.1 (Definitions) to add definitions for the terms
“adjacent,” “bog,” “buffer,” “certified wetland scientist,” “hydric soils,” “surface waters” and “vernal pool,” and to
revise definitions for the terms “development” and “wetland.”

Amendment 6 (prepared by the Planning Board)
The effect of the proposed amendment would be to amend Article 2.3 (Signage) to rescind amendments made since
2003.

Other Business

Members Present:
Jane Alden (Chair), Judy Tilton, Christine Dembitzky and Katherine Dawson (Ex-Officio Selectman)
Tilton Planning Board  
Meeting Minutes – January 12, 2016

Others Present:
Joe Jesseman and Dari Sassan (Planning Board Staff)

Call to Order
Chairman Alden called the meeting to order at 6:32 PM.

Public Hearing on Zoning Amendments
MOVED by Chairman Alden to open the public hearing on zoning amendments. SECONDED by Ms. Dawson.

All in favor, none opposed: MOTION APPROVED.

* * *

Attendees referenced a document containing the six proposed zoning amendments (attached) when discussing the amendments at this meeting.

* * *

MOVED by Ms. Dembitzky that the Planning Board propose Amendment #1, as drafted, for legislative approval at 2016 Town Meeting. SECONDED by Ms. Dawson.

All in favor, none opposed: MOTION APPROVED.

* * *

Mr. Jesseman asked if the proposed legislation would make it such that Special Exception approvals granted for a Bed & Breakfast would extend into perpetuity. Ms. Dawson and Mr. Sassan said that it would, but that the concept abandonment could come into play and potentially nullify an approval.

MOVED by Chairman Alden that the Planning Board propose Amendment #2, as drafted, for legislative approval at 2016 Town Meeting. SECONDED by Ms. Dembitzky.

All in favor, none opposed: MOTION APPROVED.

* * *

Mr. Jesseman asked about the different circumstances that arise when lot lines do not correspond with the edge of a road. Ms. Dawson explained that there are instances where the land over which a road passes is owned by the individuals owning land on either side of the road and that the land under the road is part of their overall parcels. In these cases, explained Ms. Dawson, the Code Enforcement Officer needs an efficient, cost-effective way of determining a reference point for measuring setbacks.
Tilton Planning Board
Meeting Minutes – January 12, 2016

MOVED by Ms. Dawson that the Planning Board propose Amendment #3, as drafted, for legislative approval at 2016 Town Meeting. SECONDED by Chairman Alden.

All in favor, none opposed: MOTION APPROVED.

*   *   *

Chairman Alden read an email submitted by Kathi Mitchell asking whether forested wetlands would be included as protected wetlands, and asking whether they should be explicitly identified. Board Members said that forested wetlands would be protected and that there would not be a need to call them out in the ordinance.

MOVED by Ms. Dembitzky that the Planning Board propose Amendment #4, as drafted, for legislative approval at 2016 Town Meeting. SECONDED by Chairman Alden.

All in favor, none opposed: MOTION APPROVED.

*   *   *

MOVED by Chairman Alden that the Planning Board propose Amendment #5, as drafted, for legislative approval at 2016 Town Meeting. SECONDED by Ms. Dawson.

All in favor, none opposed: MOTION APPROVED.

*   *   *

Board Members reviewed the signage ordinance as it existed following 2003 Town Meeting, as well as all of the amendments made to the ordinance since that time.

Board Members agreed to incorporate a change made at 2004 Town Meeting, creating the rule that properties along routes 3 and 11 in the mixed use district shall comply with the signage standards for the RC, RG and GC districts.

Board Members agreed to remove mention of “church bulletin board” from the ordinance.

MOVED by Chairman Alden that the Planning Board propose Amendment #6, as amended, for legislative approval at 2016 Town Meeting. SECONDED by Ms. Dawson.

All in favor, none opposed: MOTION APPROVED.

Other Business
Review the December 8, 15 & 22, 2015 minutes

MOVED by Ms. Dawson to approve the minutes of the December 8, 15 & 22, 2015 Planning Board
meetings.  

All in favor, none opposed: MOTION APPROVED.

Planning Board Correspondence

1. Belmont- 1/25/16 Planning Board agenda.
2. DES Wetlands application -Clement Hydroelectric Project fish passage

Other Business

MOVED by Ms. Tilton to adjourn this meeting.  SECONDED by Ms. Dembitzky.

All in favor, none opposed: MOTION APPROVED.

The meeting adjourned at 8:30 PM.

JA/ds