Agenda
6:30 PM Call to order.

Review the September 27, 2016 minutes

PB 16-09 Continuation of Site Plan Review – proposal to construct and operate a drive through coffee shop and an eat-in restaurant at 120 Laconia Road in the Regional Commercial District (R20/3)

PB16-10 Site Plan Review – proposal to operate a storage trailer/container sales and rental business at 512, 515, 505 & 497 West Main Street in the General Commercial District (R26/9, 33, 35 & 36)

PB16-07 Continuation of Subdivision (Lot Line Adjustment) – proposal to annex 16.2 acres from Lot R26/10 to Lot R26/7 at 492 & 522 West Main Street in the General Commercial District (R26/7 & 10)

PB16-08 Continuation of Site Plan Review & Conditional Use Permit (Groundwater Protection District) – proposal to construct and operate a storage trailer/container sales and rental business at 492 & 522 West Main Street in the General Commercial District (R26/7 & 10)

PB16-11 Site Plan Review – proposal to operate a used automotive sales business at 615 West Main Street in the General Commercial District (R26/27)

PB16-12 Subdivision (Lot Line Adjustment) – proposal to annex 0.15 acres from Lot R11/56-3 to Lot R11/56-4 at 19 & 23 Overlook Drive in the Medium Residential District (R11/56 -3 & 56-4)

Other Business:
- Correspondence
- Other Business

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

Others Present:
Dan Peveraro (The Lauro Group), Pat Consentino (Selectman), Joe Jesseman (Selectman), Barbara Barbuto (Tilton Trailer Rental), David Barbuto (Tilton Trailer Rental), Steve Weeks, Chief Robert Cormier (Police Department), Tim Bernier, Domenic Canzano, Archie Cerullo, David Krause and Dari Sassan (Planning Board Staff)
**Call to Order**
Chairman Alden called the meeting to order at 6:30 PM.

**Review the September 27, 2016 minutes**
Mr. Pyra provided a correction to the minutes.

MOVED by Mr. Pyra to approve the minutes of the September 27, 2016 Planning Board meeting as amended. SECONDED by Ms. Tilton.

All in favor, none opposed: MOTION APPROVED.

**Planning Board Case 16-09**
Mr. Peveraro reviewed his proposal, including a new egress plan. Ms. Dawson asked about the number of cars that the drive-through can accommodate and asked about the concentration of restaurants that would result from the proposal. Mr. Peveraro said that the 8-car queue was in keeping with national standards and that any instances of overflow would not impede the facility's major lanes of traffic. He added that the majority of coffee business takes place before noon and that the majority of burger and pizza business occurs after noon, and that the facility will provide more than enough parking for the uses to occur concurrently.

Ms. Harvey asked about hours of operation. Mr. Peveraro said that Starbuck's, the drive-through coffee business, would be open from 6:00 AM to 10:00 PM and that the Five Guys, the restaurant, would be open from 11:00 AM to 10:00 PM.

Chairman Alden asked if anyone from the public wished to comment. Ms. Consentino requested clarification regarding egress from the drive-through, which Mr. Peveraro provided. Mr. Jesseman asked how deliveries would be handled. Mr. Peveraro referenced the site plan, which shows that deliveries will take place via a designated delivery lane along the back of the building.

Chairman Alden asked Chief Cormier whether the traffic proposal would be acceptable. Chief Cormier said that it would, adding that the proposed location is a quieter area of the complex. Chairman Alden closed the public hearing.

Ms. Dawson expressed concern that lanes of travel were not marked sufficiently. Mr. Peveraro agreed to include additional pavement markings. Chairman Alden asked about approval from the Fire Department. Mr. Sassan said that the applicant is in discussions with the Fire Department, but that an approval had not yet been rendered.

MOVED by Ms. Harvey to approve PB Case 16-09 with the following conditions:
1. Approval of the Tilton-Northfield Fire Department shall be obtained.
2. Site plan shall be updated to include 2 additional sets of directional arrows/chevrons delineating lanes of traffic.
Tilton Planning Board  
Meeting Minutes – October 11 2016

3. The site shall maintain compliance with signage and lighting regulations.

SECONDED by Mr. Pyra.

All in favor, none opposed: MOTION APPROVED.

Planning Board Case 16-10

Ms. Dawson expressed objection to the application, stating that only 1 of the 4 parcels was part of the original business and that the other three would first need to obtain a special exception to allow for the presence of storage containers. Mr. Sassan said that it is unclear how long storage containers have been present on the lots. He said that the current circumstance of non-compliance resulted from missteps by the applicant and the Town alike, and that in the interests of moving forward and resolving the matter, he recommended that the Planning Board accept the presence of storage containers to be grandfathered.

MOVED by Chairman Alden to waive additional submission requirements pertaining to projects involving three or more lots and accept PB Case 16-10 for deliberation.

SECONDED by Ms. Harvey.

2 in favor, 2 opposed, 1 abstained: MOTION FAILED.

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Mr. Barbuto removed R26/36 (497 West Main Street) from the application.

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MOVED by Ms. Dawson to accept PB Case 16-10 for deliberation, with the removal of R26/36 (497 West Main Street) from the application. SECONDED by Ms. Harvey.

All in favor, none opposed: MOTION APPROVED.

Ms. Barbuto described the proposal. Ms. Dawson asked about containers being used for on-site storage. Ms. Barbuto identified locations of such containers, indicating that they can be accessed until approximately 4:00 PM and that they receive illumination from a light on a nearly pole.

Ms. Dawson asked about storm drains. Mr. Barbuto indicated that there exists a storm drain near the road at 497 West Main Street. Ms. Tilton asked how the red barn was being used. Ms. Barbuto said that it is used for storage. Ms. Dawson asked about a brook that runs through the lot. Ms. Barbuto said that they do not go near the brook. Mr. and Ms. Barbuto agreed to move the snow storage area closer to the road.
Chairman Alden asked if anyone from the public wished to comment. Ms. Consentino asked whether setbacks would be appropriately observed. Mr. and Ms. Barbuto expressed willingness to comply with setback regulations. Chairman Alden closed the public hearing.

Mr. and Ms. Barbuto acknowledged certain trailers that were close to 502 West Main Street and said that they would move them. They said that storage containers used for on-site storage along the road at 512 West Main Street would be moved when tenants change, but that they could not reasonably be moved while full.

MOVED by Chairman Alden to approve PB Case 16-10, for lots R26/9, R26/33 & R26/35, with the following conditions:
1. The site shall comply with setback regulations.
2. Approval of the Tilton-Northfield Fire Department shall be obtained.

SECONDED by Ms. Harvey.

All in favor, none opposed: MOTION APPROVED.

Planning Board Case 16-07
MOVED by Ms. Harvey to accept PB Case 16-07 for deliberation. SECONDED by Ms. Tilton.

All in favor, none opposed: MOTION APPROVED.

Mr. Bernier described the proposal.

Chairman Alden asked if anyone from the public wished to comment. No public comment was offered.

MOVED by Mr. Pyra to approve PB Case 16-07. SECONDED by Chairman Alden.

All in favor, none opposed: MOTION APPROVED.

Planning Board Case 16-08
MOVED by Mr. Pyra to accept PB Case 16-08 for deliberation. SECONDED by Ms. Harvey.

All in favor, none opposed: MOTION APPROVED.

Mr. Bernier described the proposal, indicating that the necessary driveway permit has been received from DOT. He explained that the plan notes are very specific in describing the proposed use. Mr. Bernier said that because the site is within the groundwater protection district, the rental contracts for storage containers will specify that no materials restricted by the groundwater protection ordinance shall be allowed.

Mr. Bernier said that storage units will be set upon blocks so that the ground below them remains
available to infiltrate water. He said that although only 3.5% of the site would be rendered impervious, the impervious area would exceed 2500 square feet and obtaining a Conditional Use Permit is therefore necessary. Mr. Bernier said that 6-foot stockade fence will be installed along the property line shared with Aroma Joe's.

Attendees discussed setback compliance. Mr. Sassan stated that compliance with setback regulations does not require that setbacks remain entirely unoccupied at all times, adding that that Zoning Ordinance grants authority to the Code Enforcement Officer to regulate setbacks in a way that advances the spirit of the regulation.

Ms. Dawson asked if there would be customer activity after dark. Ms. Barbuto responded that there would be no activity after dark other than an occasional late-arriving delivery driver.

Chairman Alden asked if anyone from the public wished to comment. No public comment was offered.

**MOVED** by Ms. Tilton to approve PB Case 16-08 with the following conditions:

1. Snow storage area shall be moved toward the front of the property
2. No on-site access to storage units shall be permitted, except as indicated in plan note #1.

**SECONDED** by Mr. Pyra.

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

**Planning Board Case 16-11**

**MOVED** by Mr. Pyra to accept PB Case 16-11 for deliberation. **SECONDED** by Chairman Alden.

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

Mr. Canzano described his proposal, indicating that he would comply with signage and lighting regulations. He said that the site currently uses a septic system. Mr. Cerullo said that the hours of operation would be 10:00 AM – 6:00 PM on Monday through Friday, 10:00 AM – 5:00 PM on Saturday, and 11:00 AM – 3:00 PM on Sunday.

**MOVED** by Mr. Pyra to approve PB Case 16-11 with the following conditions:

1. Additional lighting shall be installed to illuminate the auto display area on the West Main Street side of the site.
2. Parking in the front of the building shall be angled toward the site entry.
3. All lighting shall be downcast
4. Approval of the Tilton-Northfield Fire Department shall be obtained.
5. No cars shall be parked within 20 feet of the wellhead, as depicted on the plan.
6. All parking spaces designated for customers or employees shall meet the Zoning Ordinance dimensional standards.
7. The total number of cars on site shall not exceed 25.
8. Driveway permit update shall be obtained from NH DOT, if necessary.

SECONDED by Ms. Harvey.

4 in favor, 1 opposed: MOTION APPROVED.

Planning Board Case 16-12

MOVED by Mr. Pyra to accept PB Case 16-12 for deliberation. SECONDED by Ms. Harvey.

All in favor, none opposed: MOTION APPROVED.

Mr. Krause described the proposal.

Chairman Alden asked if anyone from the public wished to comment. No public comment was offered.

MOVED by Mr. Pyra to approve PB Case 16-12. SECONDED by Chairman Alden.

All in favor, none opposed: MOTION APPROVED.

Planning Board Correspondence

Chairman Alden said that there was no correspondence for review.

Other Business

Mr. Jesseman wondered how the Ordinance could allow for the parking of vehicles over pervious surfaces. He expressed that the Zoning Ordinance should be changed to prohibit parking over pervious areas.

Mr. Sassan said that many communities are taking the exact opposite approach by encouraging pervious pavement and sometimes requiring that overflow parking not be impervious. He expressed that many in the Tilton community seem to overestimate the amounts of contaminants that drip from vehicles.

MOVED by Mr. Pyra to adjourn this meeting. SECONDED by Ms. Tilton.

All in favor, none opposed: MOTION APPROVED.

The meeting adjourned at 10:40 PM.

JA/ds