Agenda
6:30 PM Call to order.

Review the May 2, 2017 minutes

PB17-04 Continuation of Site Plan Review – proposal to operate an adult care facility at 100 Autumn Drive in the Rural Agricultural district (R6/10-2)

Planning Board Workshop

Other Business:
- Correspondence
- Other business

Members Present:
Judy Tilton (Chair), Jane Alden, Deb Shepard, Juliette Harvey, Eric Pyra, and Peter Fogg (ex-officio Selectman)

Others Present:
Mark Latham (Sanbornton resident), John P. Kelly (Sanbornton resident), Lisa Parsons (Tilton resident), Scott Parsons (Tilton abutter), Heather West (Tilton resident), Zachary West (Tilton Scenic Lane), Linda Kelly (Sanbornton resident), John Kelly (Sanbornton resident), Adele Chertoff (Sanbornton resident), Christina Flanders (Sanbornton resident), Tammy Mantie (Sanbornton, NH), Thomas Mead (Tilton abutter), Lenore Mead (Tilton abutter), Kevin Marcotte (Tilton), Florian Duvosin (neighbor), Cassie Creteau (neighbor), Joanne Rotonnelli (24 Philbrook Road, Sanbornton), Jae-ann Rock (11 Ash Road, Tilton), Kylee Rock (11 Ash Road, Tilton) Iwona Szetela-Hecka (Patricia Ann Drive, Tilton), Theo Brackett (197 Cram Road, Sanbornton), Rachel Sargent (88 Philbrook Road, Sanbornton), Isaac Sargent (88 Philbrook Road, Sanbornton), Roland Huckins (307 Perkins Road), Michelle Leclerc (307 Perkins Road), Patricia Cray (30 Autumn Drive) and Dari Sassan (Planning Board Staff)

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

Review the May 2, 2017 minutes

MOVED by Mr. Pyra to approve the minutes of the 5/2/17 Planning Board meeting. SECONDED by Harvey (Alden abstained).
Tilton Planning Board
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All in favor, none opposed: MOTION APPROVED.

**PB Case 17-04**
Mr. Pyra recused himself for Case 17-04 because he is employed by the applicant.

MOVED by Ms. Harvey to accept Case 17-04. SECONDED by Ms. Alden.

All in favor, none opposed: MOTION APPROVED.

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MOVED by Ms. Harvey to determine that Case 17-04 has a potential regional impact. SECONDED by Mr. Fogg.

All in favor, none opposed: MOTION APPROVED.

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MOVED by Ms. Harvey to determine that the proposed use in Case 17-04 shall be categorized as an adult care facility. SECONDED by Ms. Alden.

All in favor, none opposed: MOTION APPROVED.

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MOVED by Ms. Alden to continue deliberation of Case 17-04 to the June 13, 2017 Planning Board meeting. SECONDED by Ms. Harvey.

All in favor, none opposed: MOTION APPROVED.

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An attendee asked how the Board could have reached the determination that the use shall be categorized as an adult care facility. Chairman Tilton said that there would be no further discussion regarding Case 17-04 at this meeting. Mr. Latham asked if the determination of “adult care facility” could be categorized as either medical or non-medical. Chairman Tilton said that there would be no further discussion regarding Case 17-04 at this meeting.

An attendee asked if there would be a vote on June 13th. Chairman Tilton said that the Board does not know if there will be a vote on June 13th, adding that it depends largely upon what is presented. Attendees asked if a Planning Board decision could be challenged. Mr. Sassan said that the appeal of an approval and a denial could be lodged with either the Zoning Board of Adjustment, if the appeal
were based upon an administrative interpretation of the Zoning Ordinance by the Planning Board, or, otherwise, with Superior Court.

An attendee asked when lawyers would become involved. Mr. Sassan said that lawyers are already involved. He added that, assuming no further requests for continuation are submitted, the June 13, 2017 meeting would likely present an opportunity for substantive deliberation and public input, and that it might make sense to have counsel attend the meeting.

An attendee asked Mr. Sassan to clarify a comment he had made about a “65-day clock” that begins when a Planning Board officially accepts a case. Mr. Sassan explained that a Planning Board is required to render a decision within 65 days of having accepted an application. Mr. Sassan added that the time frame is usually not absolute because an applicant usually waives that requirement whenever a Planning Board finds that it needs more time. If an applicant were to refuse to waive the requirement, he continued, the Board would likely have no other choice than to deny based upon lack of sufficient information to render an informed decision.

An attendee asked about the rights of abutters to request a continuance. Mr. Sassan expressed uncertainty as to how a request for continuance from an abutter would be properly handled. He said that he would be prepared to address the matter if it arose at a future meeting. Mr. Scanlon asked if a request for continuance is required to be submitted within a certain amount of time prior to the meeting for which a case is scheduled. Mr. Sassan said that he is not aware of any such deadline, adding that requests for continuance are sometimes brought forth during a meeting.

Planning Board Workshop
Board Members and Mr. Sassan discussed the Bedford, NH cluster development ordinance. Board Members provided Mr. Sassan with feedback and comments for incorporation into a draft ordinance. Mr. Pyra asked Mr. Sassan to compile some addresses of nearby, existing cluster developments.

Other Business
Mr. Marcotte said that he has purchased the property at 600 West Main Street and would like to operate a landscaping business from the property. Board Members discussed that such a proposed use would not constitute a change significant enough to require site plan review.

MOVED by Ms. Alden to determine that site plan review shall not be required to operate the proposed landscaping business at 600 West Main Street. SECONDED by Mr. Pyra.

All in favor, none opposed: MOTION APPROVED.

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Mr. Sassan distributed an email from Bob Ward, the Planner in Sanbornton regarding Giguere Automotive which is located on Laconia Road, mostly in Sanbornton, but partially in Tilton. Mr.
Sassan said that Mr. Ward has told him that the business will be making some changes that will require site plan review. Mr. Sassan said that Mr. Ward is interested in coordinating with Tilton. Mr. Sassan suggested that the Planning Board should read the email and make a decision at its next meeting. Board Members expressed agreement.

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

All in favor, none opposed: MOTION APPROVED.

The meeting adjourned at 7:24 PM.

JT/ds