Tilton Planning Board  
Meeting Minutes – December 28, 2017

Agenda
6:30 PM Call to order.

Review the November 28, 2017 Minutes

PB17-14 Subdivision, Site Plan Review and Conditional Use Permit (Groundwater Protection District) – proposal from Tilton Retail, LLC to subdivide the existing two lots into three and to construct and operate multiple commercial units including retail and restaurant uses at 80 & 96 East Main Street in the Regional Commercial district (R24/12 & 13)

Planning Board Workshop

Other Business:
- Correspondence
- Other business

Members Present:
Judy Tilton (Chair), Jane Alden, Eric Pyra, Juliet Harvey, Christine Dembitzky and Katherine Dawson (ex-officio Selectman)

Others Present:
see attached list of attendees
Dari Sassan (Planning Board Staff)

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

Review the November 28, 2017 minutes

MOVED by Mr. Pyra to approve the minutes of the 11/28/17 Planning Board meeting. SECONDED by Ms. Dawson.
All in favor, none opposed: **MOTION APPROVED** (Harvey, Dembitzky abstained).

**Planning Board Case 17-14**

Mr. Conley presented information about the proposed subdivision and development, stating that it represents a modification of a site plan for the same location that was approved in 2016. He said that the new proposal involved subdividing the two existing lots into three.

**MOVED** by Ms. Alden to **accept Case 17-14 for deliberation. SECONDED** by Ms. Harvey.

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

Mr. Conley said that the new proposal would not extend as far back away from the road as the previously approved proposal. He said that, in order to satisfy the fire department, a mountable curb would be utilized in the rear of the complex so that fire apparatus will be able to travel directly from building to building. Mr. Conley said that concerns associated with potential nuisances from 18-wheelers had been eliminated in the new plan and that spruce trees would be used to screen the abutting residential areas. He said that interior landscaping would include trees and groundcover in the islands, and that shielded and cutoff lighting fixtures would be installed.

Mr. Conley acknowledged that the DOT Rails Bureau has expressed concerns that runoff during extreme rain events would burden the downgradient rail system. Mr. Conley said that the proposed stormwater management system will reduce peak flows in comparison to current conditions. He said that he would communicate further with DOT.

Mr. Conley expressed that the present plan represents an improvement from the previous plan because it does not offer diesel sales, because the drive-through has been moved to the interior of the property, and because of the clockwise direction of drive-through traffic.

Mr. Pyra asked about noise associated with the drive-through. Mr. Conley said that the speaker system would be automated to respond to ambient noise levels and that an 8-foot fence would be placed atop the retaining wall, providing additional screening. Ms. Alden asked about the type of fence to be used. Mr. Conley said that a vinyl fence that refracts sound would be used.

Board Members agreed that the application shall be reviewed by a third-party engineer and that the
applicants shall appear before the Conservation Commission.

MOVED by Ms. Alden to continue Case 17-14 to the 1/30/18 Planning Board meeting to allow for the applicant to meet with the Conservation Commission and for review of the proposal by a third-party engineer. SECONDED by Mr. Pyra.

All in favor, none opposed: MOTION APPROVED.

Other Business
Mr. R. Lacasse, Mr. B. Lacasse, Mr. K. Lacasse and Mr. Brown presented a video and discussed a potential recreational vehicle park at 725 Laconia Road with the Board. Mr. Brown said that water service would be provided by community wells and that stormwater would be treated lot-by-lot utilizing LID installations. Mr. K. Lacasse referenced a campground in Effingham on Province Lake as a representative example of this proposal. He said that in Effingham they are taxing the RVs as real estate and that the park has very little impact on town resources.

Mr. R. Lacasse and Mr. K. Lacasse said that 194 total units are proposed and that the homes would be 400-square-foot, one-bedroom units. Mr. K. Lacasse said that they plan to sell the units in place, but that someone could opt to remove his or her unit and take it elsewhere, in which case a new unit would be put in its place. He said that the difference between the RV units and mobile home units is that they are built to different standards, the mobile home being designed and built for year-round, four-season habitation.

Chairman Tilton sought confirmation that the park would not operate as a cooperative. Mr. K. Lacasse confirmed that it would not, adding that lessees would simply pay an annual site fee. He said that it would operate seasonally, as is required by the Zoning Ordinance, from April through October. Chairman Tilton asked about docks. Mr. K. Lacasse said that there are currently 30 docks. Mr. Pyra asked about a boat launch. Mr. K. Lacasse said that he was not sure if a boat launch would be installed, but that there is a marina nearby.

Chairman Tilton asked if RV owners would be allowed to sublet their units. Mr. K. Lacasse said that no sublets would be permitted. Chairman Tilton asked if DOT had been consulted. Mr. Brown said that they had not reached out to DOT yet, but that a full traffic study is anticipated. Ms. Harvey asked about wells. Mr. Brown and Mr. K. Lacasse said that the wells would be permitted through DOT and
that a full study would be required. Ms. Alden asked if the existing wells for the cabins would be used. Mr. K. Lacasse said that they would be abandoned.

Ms. Harvey asked about trash pickup. Mr. K. Lacasse said that several dumpsters would be located throughout the park or that trash bins would be provided, but that due to the seasonal nature, dumpsters managed by a third party service are generally preferable. Mr. Pyra asked what would prevent someone from living in the park year-round. Mr. K. Lacasse said that he would prevent it, adding that it would be specified in the park rules and regulations and that water service would be shut off during the winter. Mr. Sassan asked if the park would establish its own regulation restricting renters from declaring the site as their primary residence. Mr. K. Lacasse said that the park could also establish such a regulation.

Mr. Sassan mentioned that a letter had been submitted by the fire department. Mr. K. Lacasse said that in response to the letter, they have decided to create some overflow, guest parking areas. Mr. Pyra asked if there are any fire safety concerns associated with the high density, and short distances between units. Mr. Brown and Mr. K. Lacasse said that the fire department was primarily concerned that all hydrants must be adequately pressurized.

Ms. Bedell said that she hopes that the park will offer to buy her property. She said that she has nothing bad to say about the park, but that she does not wish to be a neighbor. Mr. Bedell said that proposal is tasteful.

Planning Board Workshop
The Board addressed a petitioned zoning amendment submitted by Tom and Lenore Mead and agreed to place it on the agenda for the January 10, 2018 public hearing.

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The Board reviewed its proposed zoning amendments and voted to hold a public hearing on the following proposed amendments on January 10, 2018:

Amendment No. 1 (Self Storage Facilities)
Are you in favor of the adoption of Amendment No. 2 as proposed by the planning board for the town zoning ordinance as follows: amend Articles 2 & 6 to define “self storage facilities” and to designate
that such uses shall be permitted in the Regional Commercial, General Commercial and Industrial districts and allowed through Special Exception in the Mixed Use and Resort Commercial districts?

Amendment No. 2 (Parking)
Are you in favor of the adoption of Amendment No. 3 as proposed by the planning board for the town zoning ordinance as follows: amend Article 3 to establish that the requirements of the parking provisions table shall not apply to the Downtown district?

Amendment No. 3 (Parking)
Are you in favor of the adoption of Amendment No. 4 as proposed by the planning board for the town zoning ordinance as follows: amend Article 3 to establish a floor-area based parking density requirement for shopping centers over 60,000 square feet?

Amendment No. 4 (Dwelling Unit Density)
Are you in favor of the adoption of Amendment No. 5 as proposed by the planning board for the town zoning ordinance as follows: amend Article 6 to separate Apartment and Condominium uses from Multi-Family uses, and to designate that Apartment and Condominium uses shall be permitted in the Village Residential, Mixed Use and Downtown districts and not permitted in all other districts, and that Multi-Family uses shall only be permitted in the Downtown district?

Amendment No. 5 (Certificate of Occupancy)
Are you in favor of the adoption of Amendment No. 6 as proposed by the planning board for the town zoning ordinance as follows: amend Article 10 to clarify when a Certificate of Occupancy is required and to establish that all projects requiring a construction permit shall also require certification of inspection?

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MOVED by Ms. Alden to adjourn this meeting. SECONDED by Ms. Dawson.

All in favor, none opposed: MOTION APPROVED.

The meeting adjourned at 8:45 PM.

JT/ds
Please print your name and affiliation as you would like them to appear in the meeting minutes.

1. Ewan Conley  Liscioitti Development
2. Austin Turner  Bholer Engineering
3. Allan Bedell  715 Laconia Rd
4. Sherry Bedell  715 Laconia Rd
5. Peter Arnow  5 Oakmont Rd Concord
6. Shinya Duncan  Tilton Landuse Adv
7. Romeo LaCasse  LPH, INC
8. Ben LaCasse  LPH, INC
9. Kevin LaCasse  NE Family Housing
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