Tilton Planning Board
Meeting Minutes – May 8, 2018

Agenda
6:30 PM Call to order.

Review the April 10, 2018 Minutes

PB18-06 Continuation of Site Plan Review – proposal from Carl LaChance to operate a water filtration business at 200 Laconia Road in the Regional Commercial district (R20/14)

PB18-07 Site Plan Review – proposal from Bill Coulter to expand the existing brewpub to include exterior seating and additional parking and interior seating at 407 West Main Street in the Mixed Use district (U8/41)

Other Business:
- Correspondence
- Other business

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

Others Present:
Timothy Conklin (Tilton Heights Condos Resident), Carlton C. Ham (Tilton Heights Condos Resident), Bob Conklin Jr. (Tilton Heights Condos Resident), Harvey Woodside (Tilton Heights Condos Resident), Bill Butterfield (LaChance Water Filtration), Carl LaChance (LaChance Water Filtration), Mary LaChance (LaChance Water Filtration), Steve Morrisette (Kettlehead Brewing), Nathan Wolfenden (Kettlehead Brewing), Bill Coulter (Kettlehead Brewing), Erin Lambert (Nobis Engineering representing MB Tractor), Marc Bourgeois (MB Tractor), Nancy Norris and Dari Sassan (Planning Board Staff)

Call to Order
Chairman Tilton called the meeting to order at approximately 6:30 PM.
Review the April 10, 2018 minutes

MOVED by Ms. Harvey to approve the minutes of the April 10, 2018 Planning Board Meeting. SECONDED by Ms. Alden.

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

Planning Board Case 18-06
Mr. LaChance addressed items raised during the previous hearing. Mr. Sassan said that those items are captured in the April 10, 2018 meeting. Ms. Dawson noted that there was an error in the letter from the fire department that would need to be corrected.

Board Members discussed parking, access to the fire hydrant, hours of operation and exterior lighting. Ms. Dawson asked if the parking arrangement would interfere with access to the fire hydrant. Mr. LaChance confirmed that the nearest parking space is located greater than 3 feet from the hydrant, thus accommodating fire department requirements.

MOVED by Ms. Alden to approve PB Case 18-06 with the following conditions:
1. A revised letter shall be obtained from the fire department.
2. Parking must comply with ADA requirements.
3. Barriers depicted as boulders on the plan may be substituted with other suitable barriers.

SECONDED by Ms. Harvey.

All in favor, none opposed: MOTION APPROVED.

Planning Board Case 18-07

MOVED by Mr. Pyra to accept Case 18-07 for deliberation. SECONDED by Ms. Alden.

All in favor, none opposed: MOTION APPROVED.

Mr. Coulter described his proposal, indicating that it includes additional indoor seating, outdoor seating and additional parking. Board Members indicated that the proposed outdoor seating deck can not be
approved without a variance because it would stand within the 20-foot side setback. Attendees discussed options for addressing parking needs, including the possibility of making all drive lanes one-way. Attendees also discussed the possibility of the Selectmen restricting parking along Deer Street. Mr. Coulter said that he would revise his plan to more accurately depict dimensions.

Chairman Tilton asked if anyone from the public wished to comment. Abutters expressed concerns regarding the adequacy of the parking, suggesting that an expansion would add pressure to an already overburdened parking area. Ms. Norris said that customers are already parking along both sides of Deer Street and that a drainage grate on the corner of Main Street and Deer Street is not properly draining. Abutters also expressed concerns about noise potentially associated with outdoor seating.

In response to a question about expansion into the setbacks Mr. Sassan said that under the strictest interpretation of the zoning ordinance, any structure proposed in the setback of a commercial lot would require a variance, but that placing gravel in a sandy area could possibly be addressed as a change in landscaping treatment, rather than being treated as a new structure. Mr. Pyra asked if DOT would require an updated driveway permit given the fact that there would be an increase in capacity. Mr. Sassan said that DOT had commented that it remains neutral provided drainage is not negatively impacted.

MOVED by Ms. Alden to continue PB Case 18-07 to the June 12, 2018 Planning Board meeting. SECONDED by Mr. Pyra.

All in favor, none opposed: MOTION APPROVED.

Other Business
Ms. Lambert explained that MB Tractor will be coming before the Board on June 26, 2018 to conduct site plan review for a previous expansion at 10 Bittern Lane and for a proposed expansion at 18 Bittern Lane. She said that a retaining wall that had been presented in the previously approved plan for an athletic facility has been replaced with a 3:1 grass slope and that one of the retention ponds will be expanded to provide capacity for future expansion. Ms. Lambert said that the wetland and wetland buffer were cleared and that a restoration plan would be submitted. She said that she would meet with the Conservation Commission on May 21, 2018.

* * *
Mr. Pyra agreed to serve as a representative to the Lakes Region Planning Commission.

* * *

MOVED by Chairman Tilton to adjourn this meeting. SECONDED by Mr. Dawson.

All in favor, none opposed: MOTION APPROVED.

The meeting adjourned at 8:36 PM.

JT/ds