

**MEETING**  
**Tilton Conservation Commission**  
**Tilton Town Hall**  
**January 15, 2024**  
**MINUTES**

Present: Chuck Mitchell, Jim Cropsey, Bob Hardy, Helen Hanks, Ken Norton, Paul Rushlow,  
and Kathi Mitchell

Guest: Francois Pellerin of GTM Landscaping

The meeting of the Tilton Conservation Commission was called to order at 7:00 p.m.

1. **Francois Pellerin GTM Landscaping** – Chuck explained the history of the planned project where an auto repair facility would be established at 142 East Main Street in a mixed-use district where automotive repair is not allowed. The Zoning Board gave Mr. Pellerin a variance with conditions which include meeting with the Conservation Commission, restricting the number of vehicles for repair to five, providing landscaping on Morrison Avenue, requiring an oil/water separator for each bay, not allowing any auto body work, and only having one bay utilized for automotive repairs. Mr. Pellerin discussed his plans for plantings along Morrison Avenue, ensuring adequate visibility to Route 3. He plans to have one bay for auto repair, and he plans to put in a lift. He intends to contain fluids using absorbent mats which can be wrung out and reused. Members expressed concern that the mats did not seem wide enough (at 15 inches) for the purpose. The TCC believes that oil/water separators should be required. We hope transmission fluids will be captured using a funnel and placed in drums. NO oil changes will be done at the site, and no vehicles that have been in a collision will be accepted. All fluids will be taken to Beauchine Auto Services for disposal. Mr. Pellerin said that they will do some welding work. Snow storage will be in the back, and Mr. Pellerin reiterated that he will not be trucking in snow from offsite to dump on his property. There was a discussion about placing a drainage swale and a berm in the rear of the property to filter fluids from vehicles parked on the pavement. Chuck will send Mr. Pellerin information about drainage swales. Trash will be stored near a former coal chute that is four feet off the ground, covered with a metal roof, and emptied weekly. There will not be a dumpster, but if that should change, it is strongly suggested that it be fenced and locked.

**Recommendations to be sent to the Planning Board and Mr. Pellerin**

- \* **The TCC feels strongly that oil/water separators need to be installed in each bay where there may be fluids. Mr. Pellerin introduced the idea of using reusable, absorbent mats, but they should be used in addition to the oil/water separators.**
- \* **The TCC suggests installing a drainage swale and a berm on the property heading to the river to prevent fluids from reaching the trail or entering the river.**
- \* **The landscaping plans for Morrison Avenue are fine so long as adequate visibility remains for accessing Route 3/Laconia Road. The TCC also suggested some plantings at the back of the property near the Winnepesaukee River Trail as a screen for trail visitors.**

\* **The TCC strongly supports the provision of restricting the maximum number of vehicles for repair at one time to five.**

\* **Currently, there is no need for a dumpster. Should this ever change, the applicant would be encouraged to fence and lock the dumpster so there would be no problems such as currently exist at Nucar.**

2. **Minutes** – Helen made a **motion** to approve the December minutes as presented. Bob seconded the motion, and the minutes were accepted.

3. **Old Business -**

a) **Salmon Run** – No news other than the Public Works department will install the new sign at Salmon Run in the spring.

b) **WRTA** – Ken presented information about the Foothills/UNH Cooperative Extension webinar to be offered on January 30<sup>th</sup> followed by a regional meeting on February 17. Ken will forward more information to the secretary who will forward the information to the commissioners.

c) **Trash at Nucar** – This is still a problem of trash blowing toward the river. The health officer will be contacted. The secretary will attempt to find the original planning board approval for Autoserv to see if the trash issue was discussed or presented.

4. **New Business:**

a) **Proposed Zoning Changes** – There were multiple questions about the intent of the three suggested changes, two of which seem to gut the purpose of having a mixed-use district. The members were encouraged to attend the hearing.

b) **Taking Action for Wildlife** – Bob forwarded information about a series of four webinars for conservation commissions that will be held in February and March. They are sponsored by UNH Cooperative Extension, NH Fish & Game, NHACC, and Moosewood Ecological. The intent is to “...identify conservation priorities for wildlife, land-use planning as a tool for wildlife conservation, actions ... on own lands to benefit wildlife, and considerations for wetland habitats.” Conservation commissions that participate in the series will be able to apply for direct assistance to develop and implement a project to benefit wildlife and habitats in their community. This will be a continuing topic of discussion at the next meeting.

5. **Correspondence:** There was none.

6. **Other:** There was none.

Ken made a **motion** to adjourn, seconded by Paul at 7:59 p.m. All were in agreement.

Respectfully submitted by Kathi Mitchell