

Meeting
Tilton Conservation Commission
Tilton Police Department Community Room
September 14, 2026
MINUTES

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

Guest: Matthew Morris, Pauline Tessier, Peter Madsen

The chair opened the meeting at 6:02 pm

1. Attendance: The chair discussed attendance of members.

2. Invasive Species Removal Payment Requests - Members reviewed requests from the Winnisquam Watershed Network and the Silver Lake Association (2) for reimbursement of a portion of the expenses for removing invasive plant species from Lake Winnisquam and the Winnepesaukee River. Jim made a **motion**, seconded by Ken, to approve the:

Winnisquam Watershed request for \$1262.50

Silver Lake Association request for \$2000 (Silver Lake)

Silver Lake Association request for \$4,620 (Winnepesaukee River)

The motion for reimbursement of the payments was approved.

3. Sanborn Road Contractor Bays: Peter Madsen of Keach-Nordstrom explained that the original planned use for self-storage units has been changed to thirty contractor bays or garage units. They will have the same grading, detention pond, and well. Parking spaces will be increased from seven to 170. Each unit will have its own bathroom. Septic will be placed 100 feet from the wetlands [**even though Tilton has a zoning regulation of 125 feet - 14.7.1**]. There are no planned disturbances to the wetlands and there will be a decrease in the amount of impervious surfaces. Members of the TCC had many questions about the amount of snow storage planned for the property. There does not seem to be enough. No salt will be used on the site during the winter, and no snow will be pushed into the wetlands. There were questions about how these two promises would be monitored and followed once the town approvals were in place. Since vehicles can be parked inside the buildings, it was strongly suggested that oil/water separators be installed. No drains are planned for the interiors of the bays. Oil/water separators may be necessary on the property if over one hundred vehicles could be parked outside. Members had concerns about having large enough dumpsters to handle all the excess trash including cardboard and refuse from thirty buildings. It was suggested that there be fencing around the dumpsters since this property is a wildlife corridor. Mr. Madsen indicated that there will be no used cars sales or vehicle repair on the site. He was asked whether there would be any retail use, and he said no. It was not known whether vehicles would be washed on site. There will not be illuminated signs at the front entrance. Can individual businesses have illuminated signs? It was suggested that a curbed driveway could prevent snow dumping. Will there be any guardrails to prevent snow dumping? There was a question who would be responsible for enforcing these regulations

once the plan is approved. Mr. Madsen was asked whether there would be any refueling during construction or afterwards when the property was being utilized by the contractors. He said no. Will there be any prohibited uses? Will any hazardous materials be stored in any of the contractor bays (paints, solvents, asbestos products)? There will be no standing water in the detention pond, and there will be a maintenance plan. Mr. Madsen reiterated that they will have rental properties and there will not be storage. The TCC would like to see the finalized plans that will be going to the Planning and Zoning Boards.

The meeting continued as an educational forum with the panel listed below who made presentations and answered questions.

Amy Manzelli (BCM Environmental & Land Law), Leah Hart (Forest Society), Lindsay Rosa (Lakes Region Conservation Trust), and Matthew Morris (Lakes Region Conservation Trust)

The meeting was adjourned by mutual consent at 8:05 pm.

Respectfully submitted by Kathi Mitchell.